

HILLTOP AREA SPECIFIC PLAN

1993



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I. INTRODUCTION

A. Application of the Specific Plan Concept

A Specific Plan and its function may be described by comparison with the General Plan. The General Plan expresses in very broad terms the City's planning of its future environment, generally on a long term basis. Adopted by the City as a legislative act, the General Plan may be amended as required by changing circumstances. The Specific Plan on the other hand is a device used to implement the General Plan, by focusing on a particular parcel or parcels. The Specific Plan sets standards against which development proposals can be judged and imposes controls on the use of the subject parcels. The Specific Plan is more detailed than a General Plan.

The intent and purpose of this document is to establish a Hilltop Area Specific Plan to guide the orderly development of a specific area within the City of Signal Hill. The concepts, regulations and conditions set forth in the Hilltop Area Specific Plan provide for the development of the site as a coordinated project involving residential uses, and open space and park uses. The Hilltop Area Specific Plan is prepared in accord with the requirements of the State Government Code (Section 64540 through 65507) and addresses all of the issues and topics specified in that Code.

B. Location and Boundaries of the Hilltop Area Specific Plan

The Hilltop and its flanks encompass an area of about 125 acres and are a focal point for the City of Signal Hill. Due to its topography, the plan area is highly visible from many portions of the City and adjacent areas. The Hilltop site is currently accessed from 21st Street on the southerly boundary, from Skyline Drive on the westerly boundary, and from Temple Avenue and Hill Street along the easterly boundary.

C. Goals and Objectives

The primary objective of the Hilltop Area Specific Plan is the implementation of the General Plan through application of development standards that reflect and give physical form to the goals for development generated from the Hilltop Planning process conducted between October, 1990, and June, 1991. Goals to be reflected in the Hilltop Area Specific Plan are as follows:

- ▶ Maintain and preserve the "hillness" of the Hilltop and its flanks as a valuable natural resource; utilize contour grading to present an undulating or natural appearance to graded hillsides;
- ▶ Maintain public access to the Hilltop and its flanks and preserve and enhance public views of and from the hilltop;
- ▶ Require that new development be sensitive to and compatible with the topography of the Hilltop and its flanks;
- ▶ Attempt to minimize impacts on views from existing dwellings subject to the procedures provided in Article IV, hereof;
- ▶ Apply standards for design of the built environment which result in the highest quality development and achieve streetscapes promoting pedestrian scale and ambiance consistent with Signal Hill's small town character;
- ▶ Maintain continuity in character with existing neighborhoods and reinforce the positive characteristics of existing structures;
- ▶ Promote cohesive physical design schemes which enhance the identity of individual neighborhoods while reinforcing the identity of the Hilltop area and the City as a whole;
- ▶ Ensure that proposed development will be compatible with existing oil facilities and operations consistent with provisions of Title 16 of the Signal Hill Municipal Code, entitled "Oil Code";
- ▶ Ensure that development of the Hilltop and its flanks is consistent with the City's ability to provide municipal services without negatively impacting the City's General Fund;
- ▶ Provide active and passive parks and trail systems of adequate size and location and include access to view opportunities;
- ▶ Provide for infrastructure improvement without burdening existing facilities; and
- ▶ Provide a circulation system designed to accommodate both automobile and pedestrian movement compatible with residential uses.

D. Integration

Unified and integrated development of the Hilltop and its flanks is a primary goal of the Specific Plan. Development of a tract of land as large and as prominent as this requires that not only the configuration, but also the sequence and timing of development, be prescribed at the outset. The comfort, convenience, and welfare, and safety of current and future residents require the careful programming and orderly and timely completion of appropriate improvements and amenities. Maintaining and enhancing a liveable and balanced community throughout the development process which brings the Hilltop Area Specific Plan to fruition shall be a primary consideration throughout the review process.

Significant benefits are expected to accrue to future residents of the Hilltop Area as a result of coordinated development. These include enjoyment of commanding views, extensive open space, access to pedestrian nature trails, and the psychological and economic benefits which attach to home ownership in a planned community. Attainment of these benefits depends on the systematic and methodical implementation of principles of the Hilltop Area Specific Plan.

The Hilltop Area Specific Plan identifies impediments to attainment of maximum benefit for future residents in development of new neighborhoods. Among these impediments are steep and unstable slopes, contaminated soils, operating oil wells, unsightly communications antennae, and lack of adequate water system and park improvements. The Specific Plan sets forth standards for remedial measures and attendant improvements.

The Specific Plan recognizes that build-out of the entire Hilltop area, particularly at a time when real estate financing is difficult, will take place over a period of years. Developing an appropriate phasing plan for the construction of the private and public improvements is critical to the development of the Specific Plan.

A number of factors go into developing an appropriate phasing plan.

1. Project planning must have progressed to the point where there is adequate technical information concerning service level needs, infrastructure requirements, and physical and engineering constraints so that a plan can be developed for the orderly development of infrastructure.

2. Development plans, including sufficient detail to understand the interrelationship between adjacent planning areas, must be submitted and processed to a sufficient degree such that specific subdivision maps for individual Planning Areas can be appropriately conditioned.
3. Development shall be planned so that existing infrastructure will at no time be overburdened or inadequate to meet required service levels.
4. Public improvements necessary to the project must be constructed in the early phases of the project to service the occupants of the project from the outset of the project.
5. The phasing plan must assume the necessary public improvements will be finished before occupancy of units dependent on such infrastructure, to eliminate the possibility in uncertain financial markets that such infrastructure will be only partially completed or nonexistent.
6. The phasing plan must assure an integrated cohesive community, and one that is developed in that fashion during development cycle.
7. The phasing plan must minimize the disruptive construction activities, including noise, dust, traffic, vibration, visual and other impacts on existing residents and businesses, and as the project proceeds, on the new occupants of the project.
8. The phasing plan must consider impacts on view, and be designed to minimize the potential that early occupants of the project will lose views due to later construction.
9. The phasing plan shall consider market forces and be designed to enhance overall project value and feasibility of project financing.

As of the time of adoption of this Specific Plan, the City does not have adequate information to appropriately determine a detailed and comprehensive phasing plan, and given the development of more accurate technical information as the project progresses (e.g. earthquake faults), and the rapidly changing financial markets, it is expected that a phasing plan meeting the above criteria should be developed as a part of the approval of the first subdivision maps. This Specific Plan envisions development of one or more Implementation Agreements with the developer(s) to implement the phasing plan. This subject is discussed in detail in Section XIV of this Specific Plan.

II. LAND USE

The Land Use section of the Specific Plan seeks to accomplish two primary objectives. The first is to allocate land uses and densities in accord with the General Plan and the physical constraints of the site. The second objective is to facilitate quality residential development which creates cohesive, distinctive neighborhoods integrated with public access to panoramic views, open space, and parklands.

A. Neighborhoods Within the Specific Plan Area

Differences in patterns of existing development and roadways, and distinct topographic features generally suggest the definition of four distinct neighborhood planning areas within boundaries of the Specific Plan. These are shown on the map in Figure 1, "Planning Areas," and are generally described as follows:

1. Planning Area 1 (Subareas A, B, C) Summit (Formerly SP-2)

This neighborhood includes land of the highest elevations in Signal Hill and is generally bounded by the roadway perimeter formed by Panorama Drive and Skyline Drive. Two existing multi-family condominium buildings are located in the easterly portion of this neighborhood. The interior roadway system in this neighborhood consists primarily of substandard north-south roadways in existing rights-of-way which define previously platted, rectilinear subdivision lots. The Specific Plan envisions the replatting of this area to complement the proposed circulation system generally indicated in Figure 3, "Streets."

Figure 1



CONCEPTUAL
SITE PLAN

PLANNING AREAS

HILLTOP AREA
SPECIFIC PLAN

SIGNAL HILL

SIGNAL HILL, CALIFORNIA



2. Planning Area 2 - Highlands (Formerly RL)

The Highlands neighborhood is generally bounded by Skyline Drive on the north, Temple Avenue on the east, 21st Street on the south, and Stanley Avenue and Hill Street on the west. This area was previously subdivided into rectangular lots with an improved grid street system generally defining the scheme for future development. Approximately one-third of the parcels in this area are developed, primarily with residential condominium units. The potential for blocking views from existing units is greatest in this area.

3. Planning Area 3 - Canyon (Formerly PD-1)

The Canyon neighborhood generally lies south of Skyline Drive, west of Stanley Avenue and north of 21st Street. Approximately 3.49 acres of vacant land zoned for high density residences, and existing multi-family apartments and condominiums define the extreme southwesterly border of this area. Topography includes steep slopes (greater than 15 percent), including a former sand extraction pit, accessed by oil service roads. Not previously subdivided, there are no public rights-of-ways or improvements for streets in this area.

4. Planning Area 4 - North Slope (Formerly PD-2)

The North Slope neighborhood lies north of Panorama Drive and south of Combellack Drive. Bounded on the east by the east drill site of Signal Petroleum and on the west by Skyline Drive and Town Center East, this area consists of steep slopes (greater than 15 percent) and is undeveloped.

B. Principal Uses

The following residential uses shall be permitted in the respective Planning Areas as shown in Figure 1, "Planning Areas." All other uses shall be prohibited. Existing nonconforming uses shall be subject to provisions of Signal Hill Municipal Code Chapter 20.82, "Non-Conforming Lots, Buildings, and Uses."

1. Planning Area 1-A

- (a) Parks and/or open space or recreational facilities; and
- (b) Detached single family dwellings.

2. Planning Area 1-B

- (a) Parks and/or open space or recreational facilities;
- (b) Multi-family dwelling units (condominium ownership); and
- (c) Open space as designated in Figure 2, "Conceptual Site Plan," on which the size, scope, or intensity of oil production and related operations may not be enlarged, increased, or expanded beyond that existing at the time of adoption of this ordinance.

3. Planning Area 1-C

- (a) Parks and/or open space or recreational facilities;
- (b) Multi-family dwelling units (condominium ownership); and
- (c) Antenna and microwave facilities, but only at the designated consolidation/park site.

4. Planning Area 2

- (a) Parks and/or open space or recreational facilities;
- (b) Detached single family dwellings; and
- (c) Duplexes (condominium or non-condominium ownership) on lots identified in Table 1, "Duplex Lots."

5. Planning Area 3

- (a) Parks and/or open space or recreational facilities;
- (b) Detached single family dwellings; and
- (c) Drill site at location designated in Figure 2, "Conceptual Site Plan," as "Open Space A", subject to requirements of Municipal Code Chapter 20.64, "Uses Subject to Conditional Use Permits."

6. Planning Area 4

- (a) Parks and/or open space or recreational facilities;
- (b) Tri-plexes (condominium ownership);
- (c) Four-plexes (condominium ownership);
- (d) Six-plexes (condominium ownership); and
- (e) Eight-plexes (condominium ownership).

TABLE 1

DUPLEX LOTS

Lot 4, Vista de Las Islas Tract, M. B. 10, p. 72;
Lot 11, Vista de Las Islas Tract, M. B. 10, p. 72;
Lot 13, Block M, Signal Hill Tract, M. B. 9, pp. 2 - 3;
Lot 4, Block N, Signal Hill Tract, M. B. 9, pp. 2 - 3;
Lot 9, Block N, Signal Hill Tract, M. B. 9, pp. 2-3;
Lot 10, Block N, Signal Hill Tract, M. B. 9, pp. 2 -3;
Lot 5, Block O, Signal Hill Tract, M. B. 9, pp. 2 -3;
Lot 8, Block O, Signal Hill Tract, M. B. 9, pp. 2 - 3;
Lot 16, Block O, Signal Hill Tract, M. B. 9, pp. 2 - 3;
Lot 3, Block P, Signal Hill Tract, M. B. 9, pp. 2 - 3;
Lot 14, Block P, Signal Hill Tract, M. B. 9, pp. 2 - 3;
Lot 20, Block Q, Signal Hill Tract, M. B. 9, pp. 2 - 3;

C. Accessory Uses

The following accessory uses shall be permitted in all Planning Areas:

1. Home occupations, not to exceed one such use per residence; and
2. Private garages.

D. Temporary Uses

No temporary uses are permitted except for temporary construction facilities, temporary tract or sales signs in accord with Chapter 20.58, "Signs", or model homes for units on the site.

E. Uses Permitted Subject to Conditional Use Permit (CUP)

Radio or television transmitters, towers, antennae, and/or other related radio or television transmission or receiving equipment or facilities may be permitted on the designated Antenna and Microwave Consolidation/Park Site as in Figure 2, "Conceptual Site Plan," in Planning Area 1-C subject to approval of a Conditional Use Permit as in Municipal Code Section 20.64. All existing antenna facilities shall be considered nonconforming uses subject to provisions of Signal Hill Municipal Code Chapter 20.82.

F. Oil Wells

The disposition of all oil wells, including descriptions of any modifications, enlargements, or replacements, shall be set forth in a Well Disposition Plan prepared by the developer for review and approval by the Approving Body in conjunction with an Improvement Study for each Master Planning Area Tentative Tract Map application. The Well Disposition Plan shall include such information as described more fully in Section IX. D., "Managed Production of Oil Resources", herein, and shall provide the basis for such conditions as may be imposed by the Approving Body in conjunction with tentative tract map approval in order to minimize potential view or aesthetic impacts on nearby dwellings.

G. Transmission and Communication Antennae

As of the date of preparation of the Hilltop Area Specific Plan, numerous transmission and communication antennae are distributed among six parcels of land on the Hilltop. The Hilltop Area Specific Plan recognizes that some of these facilities provide an important public

communications function. The negative visual impact on the area is significant and the detrimental economic effect on surrounding properties will be exacerbated as antennae silhouettes are accentuated against the background of new dwelling units and landscaping. The views of future residents will also be diminished if the existing antenna remain as view obstructions.

In order to minimize the negative visual and economic impacts of the Hilltop communication facilities, parcels as shown in Figure 2, "Conceptual Site Plan," have been designated as the "Antenna and Microwave Consolidation/Park Site". The City of Signal Hill intends to develop or promote development of these parcels as the sole Hilltop site for broadcast transmission facilities for public utilities and public agencies.

Commercial antenna sites existing within the Hilltop Area Specific Plan area as of the date of adoption of this Ordinance may remain, subject to Municipal Code Section 20.82, "Nonconforming Lots, Buildings, and Uses", except that nothing therein shall prevent the relocation of antenna facilities from one existing Commercial Antenna site to another existing Commercial antenna site, provided such move does not result in a net increase in the number, scope, or intensity of commercial antennae facilities within the Hilltop Area Specific Plan area.



CONCEPTUAL SITE PLAN

**HILLTOP AREA
SPECIFIC PLAN**
SIGNAL HILL
SIGNAL HILL, CALIFORNIA

DWELLING UNIT SUMMARY

PLANNING AREA	DWELLING UNIT TYPE	NUMBER OF UNITS
1-A	S.F. DETACHED	45
1-B	4 STORY CONDO	112
1-C	3 STORY CONDO	42
	SUBTOTAL	200
2	S.F. DETACHED	57
	DUPLEX	24
	SUBTOTAL	81
3	S.F. DETACHED	78
4	M.F. 6-PLEX	120
ANY	*BONUS UNITS	4
	TOTAL UNITS	483

III. PROPERTY DEVELOPMENT STANDARDS

All property within the Hilltop Area Specific Plan district shall be developed and maintained in accordance with all provisions of the Hilltop Area Specific Plan and applicable development standards and codes of the City of Signal Hill except as otherwise provided herein.

A. Minimum Lot Area

1. In each Planning Area, each lot shall have the minimum area and dimensions as in Table 2, "Minimum Lot Sizes."

TABLE 2

MINIMUM LOT SIZES

<u>Planning Area or Subarea</u>	<u>Minimum Numbered Lot Area *</u>	<u>Minimum Lot Frontage</u>	<u>Minimum Depth</u>
1-A	5,000 sq.ft.	50 ft.	100 ft.
2	5,000 sq.ft.	50 ft.	100 ft.
3	5,000 sq.ft.	50 ft.	100 ft.
4	10,000 sq.ft.	100 ft.	100 ft.
1-B	10,000 sq.ft.	100 ft.	100 ft.
1-C	20,000 sq.ft.	200 ft.	100 ft.

- * Lot area shall not be interpreted to permit more dwelling units in any planning area than permitted as described in the Section entitled "Dwelling Unit Density."

2. Lots which front on curved streets or cul-de-sacs shall measure their minimum lot width at the required front setback line. Irregular lots may be permitted provided they meet the minimum area requirements. In permitting irregular lots, the approving body shall determine that there are practical difficulties related to size, shape and topography of the site which make impractical the provision of lots meeting all dimension requirements, or that permitting irregular lots within a development will not have an adverse impact on or detract from the overall design or layout of the project or that permitting irregular lots will improve the overall project design.
3. EXCEPTIONS. Minimum lot area requirements shall not apply to lots which shall be designated by letter on the respective tract or parcel maps according to the following:
 - a. Oil Production Lots. Lots devoted to oil production and facilities and structures related thereto, and generally shown on Figure 2, "Conceptual Site Plan," herein as accommodating no dwelling units shall be designated on subdivision maps by letter and shall be deemed "oil production lots". Developer shall record a covenant, in form acceptable to the City Attorney, against all oil production lots, agreeing in perpetuity that no dwelling, accessory structure, or other non-oil related building or structure shall ever be constructed on such lots. The covenant shall further provide that upon cessation of the oil production facility use, and abandonment and clean-up of all oil production facilities according to all standards and regulations then in effect, developer shall transfer lots previously devoted to oil production facilities including access thereto, to the City without further consideration. Developer shall acknowledge compensation for such lots by the City's approval of this comprehensive Specific Plan, enhancing the value of other lots owned and developed by developer.
 - b. Nondevelopable Lots. Lots not devoted to oil production and facilities and structures related thereto, and incidental or accessory to numbered lots designated for residential dwelling unit development for such purposes as

common landscaped areas and accessory buildings shall be designated on subdivision maps by letter and shall be deemed "nondevelopable lots". Developer shall record a covenant, in a form acceptable to the City Attorney, against all nondevelopable lots, agreeing in perpetuity that no dwelling unit shall be constructed on such lots. Common area recreational facilities maintained by homeowners' associations may be permitted on nondevelopable lots.

B. Floor Area Ratio

The floor area ratio for single-family dwellings shall not exceed 0.50. The gross floor area of all buildings, including two garage parking spaces and all other accessory buildings shall be included in the calculation. Lot area shall be net lot area remaining after all street or alley dedications. A third garage parking space and covered patios are exempted from inclusion in the floor area ratio calculation.

C. Dwelling Unit Density

1. Area 1-A

A maximum of forty-six (46) single-family dwelling units distributed and located on lots as generally indicated in Figure 2, "Conceptual Site Plan," shall be permitted. Final lot configuration and building placement are subject to approval by the approving body at its sole discretion after Public Hearing. In no event, however, shall the number of single-family dwellings permitted in Area 1-A exceed forty-six (46), except as density bonuses for affordable housing are required by State Law as incorporated and set forth in Municipal Code Section 20.10.050.

2. Area 1-B

A maximum of one hundred twelve (112) multi-family condominium units in buildings distributed and located on lots as generally indicated in Figure 2, "Conceptual Site Plan," shall be permitted, in addition to those units constructed prior to the date of adoption of this Ordinance. Final lot configuration and building placement are subject to prior approval by the approving body at its sole discretion after Public Hearing. In no event, however, shall the number of multi-family condominium dwellings permitted in Area 1-B exceed one-hundred twelve (112) except as density bonuses for affordable housing are required by State Law as incorporated and set forth in Municipal Code Section 20.10.050.

3. Area 1-C

A maximum of forty-two (42) multi-family condominium units in buildings distributed and located on lots as generally indicated in Figure 2, "Conceptual Site Plan," shall be permitted. Final lot configuration and building placement are subject to approval by the approving body at its sole discretion after Public Hearing. In no event, however, shall the number of multi-family condominium dwellings permitted in Area 1-C exceed forty-two (42), except as density bonuses for affordable housing are required by State Law as incorporated and set forth in Municipal Code Section 20.10.050.

4. Area 2

A maximum of fifty-seven (57) single-family dwelling units and twenty-four (24) duplex units distributed and located on lots as generally indicated in Figure 2, "Conceptual Site Plan," shall be permitted, in addition to those units constructed prior to the date of adoption of this Ordinance. Final lot configuration and building placement are subject to prior approval by the approving body at its sole discretion after Public Hearing. In no event, however, shall the number of single-family dwellings permitted in Area 2 exceed fifty-seven (57) or the number of duplex units exceed twenty-four (24), except as density bonuses for affordable housing are required by State Law as incorporated and set forth in Municipal Code Section 20.10.050.

5. Area 3

A maximum of seventy-eight (78) single-family dwelling units in buildings distributed and located on lots as generally indicated in Figure 2, "Conceptual Site Plan," shall be permitted. Final lot configuration and building placement are subject to prior approval by the approving body at its sole discretion after Public Hearing in order to maintain maximum flexibility in planning to promote public views and accommodate pedestrian trails. In no event, however, shall the number of single-family dwellings permitted in Area 3 exceed seventy-eight (78), except as density bonuses for affordable housing are required by State Law as incorporated and set forth in Municipal Code Section 20.10.050.

6. Area 4

A maximum of one hundred twenty (120) dwelling units in tri-plex, four-plex, six-plex and eight-plex buildings distributed and located on lots as generally configured as in Figure 2, "Conceptual Site Plan," shall be permitted. Final lot configuration and building placement are subject to prior approval by the approving body at its sole discretion after Public Hearing. In no event, however, shall the number of single-family dwelling units permitted in Area 4 exceed one hundred twenty (120) units, except as density bonuses for affordable housing are required by State Law as incorporated and set forth in Municipal Code Section 20.10.050.

7. Transfer of Permitted Dwelling Units

The number of dwelling units in each Planning Area except Planning Area 2 may vary from the maximum permitted number indicated above as a result of the transfer of permitted dwelling units to or from one or more other Planning Area(s) subject to the following conditions and restrictions:

- a. An increase in the number of dwelling units in any Planning Area shall be accompanied by a corresponding decrease of an equal number of permitted units in one or more other Planning Areas;
- b. The sum of maximum permitted dwelling units for all Planning Areas shall not be increased by reason of such transfer;
- c. Revision of the Conceptual Site Plan and subsequently submitted site plans reflecting the transfer of dwelling units is subject to review and approval at the sole and absolute discretion of the approving body after public hearing; and
- d. The total number of units transferred throughout the entire Specific Plan Area shall not exceed fifteen (15).

8. Bonus Units in Planning Area 1

In addition to the units otherwise specified in Section III.C.1-3 for Planning Area 1, at the discretion of the City Council, up to four (4) more units can be approved in said Planning Area. The Planning Area contemplates creation of an antenna consolidation site, and creation of a park area referred to as "Denni Park." The above four (4) units may be allocated to any landowner who donates parcels of land to the City for said antenna consolidation or park site, and said units may be transferred to additional land within Planning Area 1 retained by said donor.

D. **Permitted Projections Into Required Yards**

1. Sideyards. Architectural details such as eaves, belt courses, sills and chimneys may be permitted to project not more than 18 inches into required sideyards.
2. Front and Rear Yards. Architectural details may be permitted to project not more than 30 inches into required front and rear yards.
3. Other Projections. The Director of Planning and Community Development, in his sole discretion, may permit architectural projections, similar to those above provided that the size of the projection does not exceed the above limits.

E. **Yard requirements**

1. All yards as required in Table 3, "Development Standards," shall extend the full width or depth of the lot, as applicable. Yards shall be open from ground to sky with the exception of the following: driveways, sidewalks, porches, decks, patios, lanais, steps, or stairways provided these are at or below floor level of the first story.
2. All yards, excepting driveways, parking areas, walkways, and ground level decks or patios shall be installed and maintained with landscaping and automatic sprinkler systems. Rear yards in Planning Area 2 shall be exempt from this requirement.
3. Swimming pools and spas shall not be permitted in any required front yard setback and may not be located less than three feet from any side or rear lot line.

F. Zero Lot Line Configurations

In order to promote efficient use of required sideyards between dwelling units, the developer shall include provisions, where practicable and appropriate to lot configuration and topography, for incorporating such sideyards into the useable and functional private open spaces of adjoining dwelling units while maintaining minimum building separation as set forth herein and as graphically represented in Section VI.B., "Standards of Review", Subparagraph 5. Such provisions may include use of easements and zero lot line configurations. The approving body shall consider the sufficiency of developer's efforts to achieve the goals of this section as part of the Site Plan and Design Review process for projects submitted pursuant to the Hilltop Area Specific Plan.

G. Building Height

Maximum permissible building heights shall be as in Table 3, "Development Standards."

Measurement and determination of building heights for purposes of complying with maximum permissible building heights set forth in Table 3, "Development Standards," shall be as in Section 20.04.102, "Building Height", of the Signal Hill Municipal Code, except that "natural ground elevation" and contours referenced therein for Planning Areas 1, 3, and 4 shall be the contours of each building pad as established in the grading plan approved by the approving body pursuant to requirements herein. "Natural ground elevation" for buildings in Planning Area 2, however, shall be determined as defined in Section 20.04.102 of the Municipal Code, "Building Height."

Uppermost portions of structures in hillside areas shall be located at elevations sufficiently below the elevations of the following adjacent sections of roadways to avoid obstruction of public views from the Hilltop:

- a. Panorama Drive;
- b. Skyline Drive between Hill Street and the point to the northwest on the center line of Skyline Drive at elevation 285 feet; and
- c. Stanley Avenue between 21st Street and Hill Street.

For purposes of this section, obstruction of views shall result if any structure interferes with or interrupts the line of sight from a viewing position on any of the above-referenced roadway sections. The line of sight shall be represented graphically as in Figure 3, "Line Of Sight," as a line extending from the viewer at a downward inclination of fifteen (15) degrees below the horizon.

H. Off-Street Parking

1. Parking required for each dwelling unit type shall be as in Table 3, "Development Standards."
2. Stalls and Driveways. Provisions contained in Chapter 20.70 of the Municipal Code as they relate to minimum stall and driveway dimensions shall apply.
3. Only one (1) of each two (2) tandem parking spaces shall be counted toward satisfaction of the minimum parking requirements hereunder. Tandem parking shall not be permitted outside of enclosed structures.
4. Automatic garage door openers shall be installed and maintained on all enclosed garages.

[Table on next page]

LINE OF SIGHT

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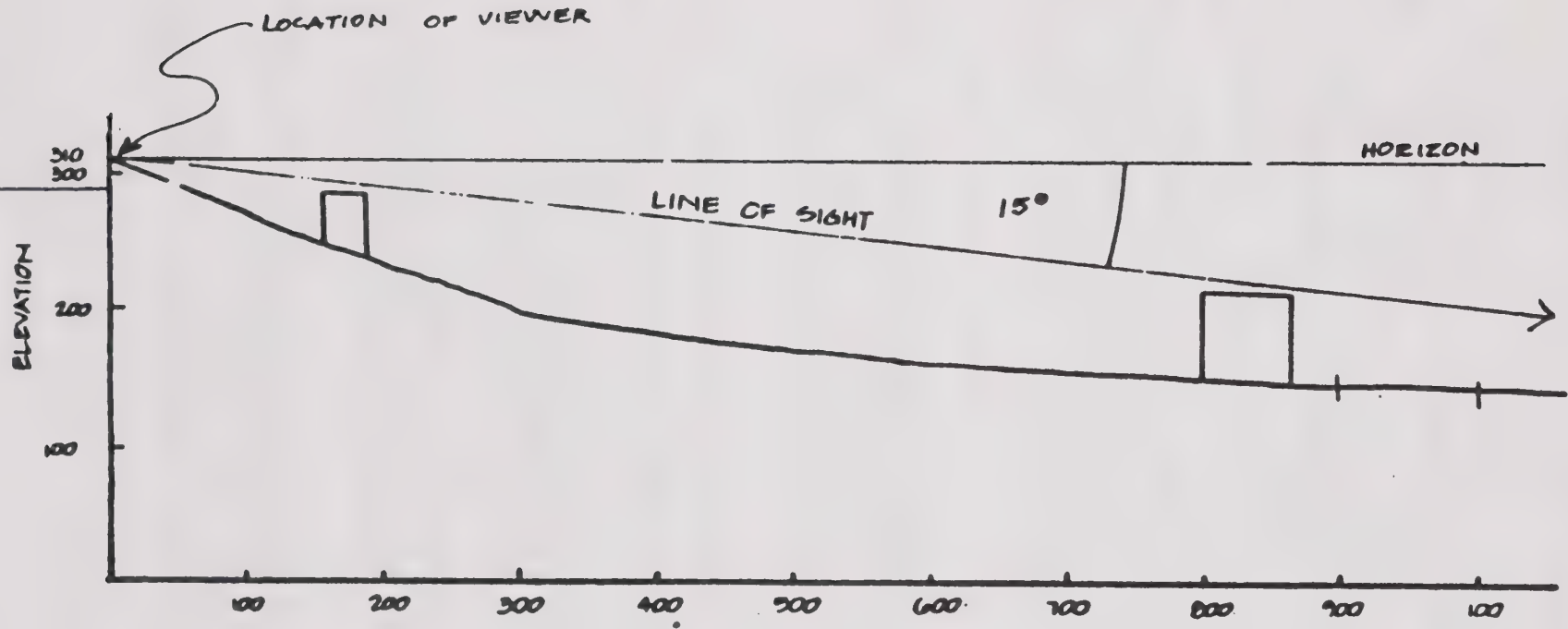


Figure 3

**TABLE 3
DEVELOPMENT STANDARDS**

<u>Standard</u>	<u>Planning Subareas 1-A, 2, 3</u>	<u>Planning Subarea 4</u>	<u>Planning Subarea 1-B</u>	<u>Planning Subarea 1-C</u>
Stories or Maximum Height ⁽¹⁾	2½ (7, 8, & 10) 25 ft. ⁽¹⁰⁾	2½ 25 ft.	4½ 45 ft.	3½ ft. 35 ft.
Parking	2 per unit	2 + ¼ per unit	2 + ¼ per unit ⁽⁶⁾	2 + ¼ per unit ⁽⁶⁾
Floor Area Ratio	0.5 ⁽²⁾	N/A	N/A	N/A
Open Space	N/A	25 percent	25 percent	25 percent
Setbacks ⁽⁹⁾				
Front	20 ft. ⁽⁵⁾	10 ft.	10 ft.	10 ft.
Rear	10 ft. ⁽³⁾	10 ft. ⁽³⁾	10 ft. ⁽⁴⁾	10 ft. ⁽⁴⁾
Side	5 ft.	5 ft.	10 ft. ⁽⁴⁾	10 ft. ⁽⁴⁾
Side at Public R/W	10 ft.	10 ft.	10 ft.	10 ft.

- (1) Permitted building heights shall be calculated consistent with Section III.G, "Building Height", herein. The maximum building heights permitted shall be measured in feet or stories, whichever is less.
- (2) 3rd car garage is not included in ratio
- (3) Five (5) feet if adjoining an alley
- (4) Minimum twenty-five (25) ft. between buildings
- (5) May be reduced to ten (10) ft. if side entrance garage or if adjacent to local street with thirty-two (32) foot roadway as indicated in Table 4, "Street Standards."
- (6) Subterranean garages shall be below grade to the maximum extent practicable as determined by the Approving Body.
- (7) Dwellings on lots with frontages on the south side of Hill Street shall be limited to one story at and above the building pad elevation at the building setback line in order to protect existing views. The height of the uppermost portion or portions of such dwellings shall not exceed fourteen (14) feet above the elevation of the street curb at the midpoint of the front lot line wherever necessary to minimize impacts on views from existing units, provided, however, that the Approving Body may, in its sole discretion, allow up to an additional four (4) feet in height to enhance the architectural diversity and interest where such height will not impact the views from existing units.
- (8) Dwellings constructed on downslope lots adjacent to existing one-story dwellings in Planning Area 2 shall be limited to a maximum one-story, and shall be limited to a maximum overall height of fourteen (14) feet above the curb at the midpoint of the front lot line, provided, however, that the Approving Body may, in its sole discretion, allow up to an additional four (4) feet in height to enhance the architectural diversity and interest where such height will not impact the views from existing units.
- (9) All setbacks shall be measured from future rights-of-way consistent with Table 4, "Street Standards," herein, except that setbacks for properties in Planning Area 3 adjoining rights-of-way boundaries coincident with the curb line shall be measured from a line parallel and ten (10) feet distant from such curb line.
- (10) One three (3) story building for model complex permitted in Planning Area 1A only; three (3) story homes may be permitted in Planning Area 3. Overall height limits up to 35 feet may be permitted in Planning Area 3, provided, however, that no portion of any building shall exceed 25 feet in height as measured from an elevation equal to that of the public right-of-way adjacent to the building.

I. Trash and Recycling Storage Area

In Planning Subareas 1-B, 1-C, and in Planning Area 4, enclosed areas for trash, refuse, and recycling of sufficient size to insure containment of all solid waste materials shall be provided for each multi-family building in numbers and sizes deemed appropriate by the Director of Planning and Community Development. Access shall be designed to encourage use by the residents and to facilitate refuse pickup. Enclosed areas shall not be located in any required front yard or side yard abutting a street, or in any required open space.

Kitchen/pantry areas of all single-family and multi-family dwellings shall be designed to accommodate recycling bins in use by the City for its recycling program. The plans for all dwellings shall indicate where recycling facilities are to be located and adequate space shall be provided to accommodate recycling bins.

J. Space Between Buildings

Dwellings on adjoining parcels, or dwellings on the same parcel, shall be designed and located on the parcel(s) so that windows on opposing walls of such units are not aligned, but rather, arranged to afford maximum visual privacy for residents of both dwellings.

K. Open Space

Minimum required open space for each dwelling unit type shall be as set forth in Table 3, "Development Standards."

1. The open space shall be located to the rear of the front yard setback line, but no such space shall be less than 15 feet at the narrowest dimension or have a slope in excess of 10 percent. Side and rear yard setbacks may be calculated as part of this open space if the minimum dimension is 15 feet and the yard area is not adjacent to a public street.
2. Balconies, vehicular driveways, concrete decks (roofs of subterranean garages) and parking lots shall not be included in areas calculated as open space.
3. Covered patios, pools, spas, and near-grade decks shall not occupy more than 50 percent of the required open space. The remainder shall be fully landscaped.

4. All open space areas shall be landscaped and irrigated except for active recreation areas, walkways, decks, pools, and any other area as approved by the Director of Planning and Community Development.

L. Signs

The provisions of Municipal Code Section 20.58.060 shall apply except that no "permanent signs" as defined therein shall be permitted.

M. Mechanical Equipment

Exterior compressors, air conditioning units, or similar mechanical equipment, shall be situated so as to be unobtrusive and shall be shielded from public view from adjacent property or adjacent public rights-of-ways, and, to the extent feasible, from higher elevations. Vent stacks shall terminate as far as practicable from property lines in order to minimize odors affecting neighboring dwellings.

N. Accessory Storage Space

A minimum of 60 cubic feet of private and secured accessory storage space for each multi-family dwelling unit shall be provided in a location other than in the interior of a dwelling unit. A storage space may be located within a garage provided that requirements for parking stalls are otherwise met.

O. Fences, Walls, and Hedges

1. Fences, walls, and hedges up to six (6) feet in height are permitted in side and/or rear yards subject to the following:
 - a. The fence, wall, or hedge is no nearer than forty (40) feet to any public right-of-way; or
 - b. The fence, wall, or hedge is no nearer to any public right-of-way than any wall of the dwelling unit located on the same lot; and
 - c. The average slope of each grade extending a horizontal distance of ten (10) feet perpendicular to the fence, wall, or hedge is no greater than ten (10) percent when such fence, wall, or hedge is located in a side yard or rear yard bounded on one or more sides by a public right-of-way.

- d. Except between front and rear lot lines in Planning Area 2, the horizontal length of the fence, wall, or hedge between opposing lot lines shall not exceed two-thirds of the distance between opposing lot lines when such distance is measured in the same plane as the fence, wall, or hedge.
 - e. Fences and walls shall be of an open-work design i.e. wrought iron and pilaster combination where deemed appropriate or necessary by the approving body to avoid contributing to the appearance of a walled-in or gate-guarded, access-limited community.
- 2. Fences, walls, and hedges up to four (4) feet in height are permitted within a required front yard.
 - 3. Allow entry gate arches and similar architectural details, subject to the approval of the Approving Body.
 - 4. Gate-guarded, access restricted, or walled-in communities are prohibited.
 - 5. The provisions of Section O, Paragraphs 1, 2, and 4, above, shall be set forth in Conditions, Covenants, and Restrictions recorded against each property proposed for development within the Hilltop Area Specific Plan district, and shall name the City of Signal Hill as a party to same for purposes of enforcement with power of lien to assess and recover costs of such enforcement.

P. Slope Drains

Stormwater drainage systems in slope areas shall consist of buried pipe or buried culverts wherever cost of installation and ease of maintenance do not reasonably preclude this type of installation. Wherever the developer and Approving Body agree that underground installation is not feasible because of initial cost of installation and/or impracticality of routine maintenance, concrete drainage swales may be permitted. If permitted, such swales shall be designed and constructed using metal gratings, colored concrete materials, appropriate landscaping, alone or in combination, or such similar means as will minimize the visual prominence of swales and maximize their visual integration with surrounding surface areas to the extent deemed acceptable by the Approving Body.

IV. **VIEW PROTECTION**

The hilltop and hillsides in Signal Hill are the City's most prominent topographic feature. The views both from and of the hill are a limited natural resource, enjoyed by residents and visitors. The importance of views is discussed in several of the General Plan Elements. The Environmental Resources Element states that one of the City's goals is to "maintain and enhance the identity and aesthetic quality of Signal Hill as a City with striking view potential." That Element also includes Policy 1.1, which states the City will "protect views both to and from the Hill and other scenic features". This policy applies to development within the Hilltop Area Specific Plan.

In evaluating the view analysis prepared according to procedures herein, the rights and concerns of owners and residents of existing dwellings shall be of greater concern than those of future owners and residents. Developer will site and design residential units to attempt to minimize impacts on views from existing residential units. On downhill lots in Planning Area 2, residential units shall be limited to one-story if necessary to preserve existing views from adjacent one-story buildings.

A. Preparation of Level 1 Analysis

Any person proposing to develop a project within the Hilltop Area Specific Plan shall submit with the Site Plan and Design Review application, a Level 1 view analysis. The Level 1 view analysis shall contain the following information:

1. A description of the topography of the project site and of all sites within 500 feet of the subject site.
2. A description of all uses and structures within 500 feet of the subject site.
3. A description of the potential view impacts of the proposed project on any property within 500 feet of the subject site.

The applicant may use a variety of methods to provide the information required, including but not limited to photographs, plot plans, grading plans, streetscapes, pad elevations, written descriptions, and documentation from neighboring residents and/or property owners.

The Planning Department shall verify the accuracy of the information provided through site visits and comparison of data with existing City records concerning the site.

B. Preparation of Level 2 Analysis

1. A Level 2 view analysis shall be required when the following conditions exist:
 - a. A Level 1 view analysis indicates that a proposed project may impact existing views.
 - b. A Level 1 view analysis indicates a proposed project will not impact existing views, but staff is unable to verify the accuracy of that analysis.
2. All projects which require a Level 2 view analysis shall be noticed in the following manner:
 - a. The applicant shall take reasonable steps established by the City to consult with owners and residents of property located within 500 feet of the subject site. The applicant shall submit to the Planning Department copies of the notices, signed by affected individuals with whom the applicant consulted.
 - b. The applicant shall submit two sets of mailing labels for all property owners, residents, and homeowners' associations within 500 feet of the subject site. The City shall send a written notice of potential view impacts to each individual. Such notice shall contain a deadline for written comments.
 - c. The applicant shall post a copy of the view impact notice on the property. The notice shall be readable and/or readily accessible from the public right-of-way.
 - d. The Director of Planning and Community Development may reduce the noticing requirements if a Level 1 view analysis clearly indicates that limited numbers of existing structures will be affected by the proposed development. In such instance, only affected owners/residents would require special notice.
3. Format of Level 2 View Analysis
 - a. An applicant shall provide a description of all existing views from an affected unit. Such description may include photography and/or narrative.

- b. The applicant shall evaluate each affected view to determine if each view qualifies as a "primary view" or "secondary view" eligible for preservation. Standards for evaluation are contained in Section C, below.
- c. Staff shall verify the accuracy of the evaluation completed by the applicant.
- d. A Level 3 analysis shall be completed for all views determined to be primary or secondary views.

C. Designation of Primary and Secondary Views

- 1. An applicant shall designate the primary and secondary viewing areas in each affected building.
- 2. A viewing area shall be designated a "primary viewing area" if two or more of the following conditions exist:
 - a. The view is the only view in the structure.
 - b. The view is the resident's most important view.
 - c. The subject of the view is a unique landmark, such as the Queen Mary, Long Beach Skyline, Palos Verdes, ocean, Los Angeles, San Gabriel/Santa Ana mountains.
- 3. A viewing area shall be designated a "secondary viewing area" if only one of the above conditions exists.
- 4. A viewing area excludes bathrooms, hallways, garages, closets, and outdoor required setback areas.
- 5. The following view subjects are not eligible for analysis or preservation;
 - a. Buildings on neighboring lots;
 - b. The sky;
 - c. Vacant land that is developable under City code; and
 - d. Alleys or streets.

D. Preparation of Level 3 View Analysis

1. The applicant shall consult with the Planning Department to determine the appropriate methods of analysis based on the site location, the type of proposed project, the potential view impacts, and the topography. Acceptable methods for a Level 3 View Analysis include the following:
 - a. Applicant photographs the existing subject view, uses on-site markers to establish scale and perspective, and superimposes (draws) the outline of the proposed structure on the photographs.
 - b. Applicant uses a plot plan to show the location of the proposed structure relative to existing units and indicates the location of the structure within the horizontal view of the subject view area.
 - c. Applicant photographs and/or sketches a streetscape showing pad elevations of existing and proposed structures and indicates existing vertical viewing area.
 - d. Applicant prepares a computer generated analysis.
2. An applicant may be required to prepare more than one analysis for each view, if the Director of Planning and Community Development determines that one analysis may not accurately represent the potential impact. For example, an applicant may be required to analyze the view from an outdoor balcony, and analyze the same view from a location within the unit. All analyses should be taken between 4 feet and 6 feet above floor level.
3. Any affected property owner or resident who challenges the accuracy of an applicant's analysis may prepare a view analysis for review by the approving body.

E. Modifications to Preserve Views

All projects shall be sited and designed as necessary to attempt to minimize impacts on views from existing dwellings. Views shall be designated as "primary views" and "secondary views", with greater emphasis placed on minimizing impacts on "primary views."

To accomplish the foregoing, an applicant may be required to make any or all of the following modifications to the proposed project:

- ▶ Reduce square footage;
- ▶ Increase setbacks;
- ▶ Eliminate bedrooms;
- ▶ Revise roofline by decreasing the area of top floor and/or by changing the roof pitch;
- ▶ Revise floor plan; and
- ▶ Relocate structure on lot.

V. GRADING

Oil field grading activities, unconsolidated fills and soils contamination require mass grading of the Hilltop as a prerequisite to construction of buildings. Recognizing the extent of grading necessary, the Hilltop Area Specific Plan permits mass grading and excavation, but requires that the finished grading retain elements of the existing hill contours preserving the "hillness" of the site through the following standards. Site plans, grading plans, and building layouts shall be designed so as to accomplish the following:

- A. Avoid abrupt and unnatural appearing grade changes between public rights-of-way and adjoining parcels by incorporating combinations of slopes, terraces, and, except as in Paragraph G., below, retaining walls not greater than five (5) feet in height. Developer shall prove to the City that, where practicable, as determined by the Approving Body, terraces have been incorporated to minimize mass and visual monotony.
- B. Establish building pad heights so as to facilitate gradual grade transitions between dwelling units, and between dwelling units and adjoining rights-of-way and open space areas.
- C. Avoid creation of building pads that appear as platforms raised above adjoining properties or rights-of-way, or as depressions below adjoining grades, except where necessary to minimize impacts on views from existing dwellings on surrounding parcels; utilize slopes to accommodate grade changes between residential lots, except where retaining walls of five (5) feet or less between residential lots are determined by the Approving Body to be necessary and acceptable. Building pads on lots abutting 21st Street may be at such elevations as necessary to provide line-of-sight views, from top floor living areas, over existing dwelling units on the south side of 21st Street.

- D. Where practicable, as determined by the Approving Body, contour grade finished slopes so that grade changes and changes in elevation appear natural and are blended with adjacent natural terrain and finished grades.
- E. Maintain "hillness" by retaining maximum average elevations in the area bounded by Panorama Drive and Skyline Drive (Planning Areas 1-A, 1-B, & 1-C) by balancing cut and fill within this perimeter.
- F. Maintain existing highest elevation (360 feet above sea level per 1960 Official Topographic Map), to the extent possible consistent with grading constraints and aesthetic considerations, by limiting cuts and fills on the hilltop in Planning Areas 1-A, 1-B, and 1-C. Notwithstanding the foregoing, finished grades shall be maintained, on average, at or above the 350-foot contour.
- G. Except for retaining walls between lots, retaining walls constructed as crib walls may exceed the height limitations in Paragraph A., above, but such crib walls shall be landscaped with appropriate material as allowed by Section X., Landscaping Standards, herein.
- H. Notwithstanding the foregoing, the Conceptual Site Plan included herein shall not be deemed to constitute an approved grading plan. The Approving Body retains all discretionary powers concerning approval of grading plans.

VI. DESIGN CRITERIA

A. Goals

Primary goals to be achieved through Site Plan and Design Review of the proposed Hilltop Area residential project are as follows:

1. Maintain the "hillness" of the Specific Plan area;
2. Preserve and promote the small town character of Signal Hill;
3. Integrate new development with existing development.
 - a) Gate-guarded neighborhoods are prohibited.
 - b) Only the entrances into common area garages and into lobbies serving as common entrances for units in a multi-family structure may be gate-guarded for security purposes. Outdoor common recreation facilities such as swimming pools, spas, and tennis courts in multi-family buildings may be fenced, walled, or gate guarded.

4. Develop residential units embodying the highest quality design and materials and avoiding tract home appearance and reflecting architectural variety;
5. Provide unique identities for new neighborhoods;
6. Provide architectural diversity and avoid tract-housing uniformity of appearance; and
7. Attempt to minimize impacts on views from existing dwellings subject to the procedures provided in Article IV., hereof.
8. For application of all of the foregoing, Developer shall submit five (5) varieties of floor plans for single-family dwellings incorporating three (3) different architectural elevations for each. Developer shall submit three (3) varieties of building footprints for each multiple-family dwelling type in each Planning Area with at least three (3) elevations per plan.

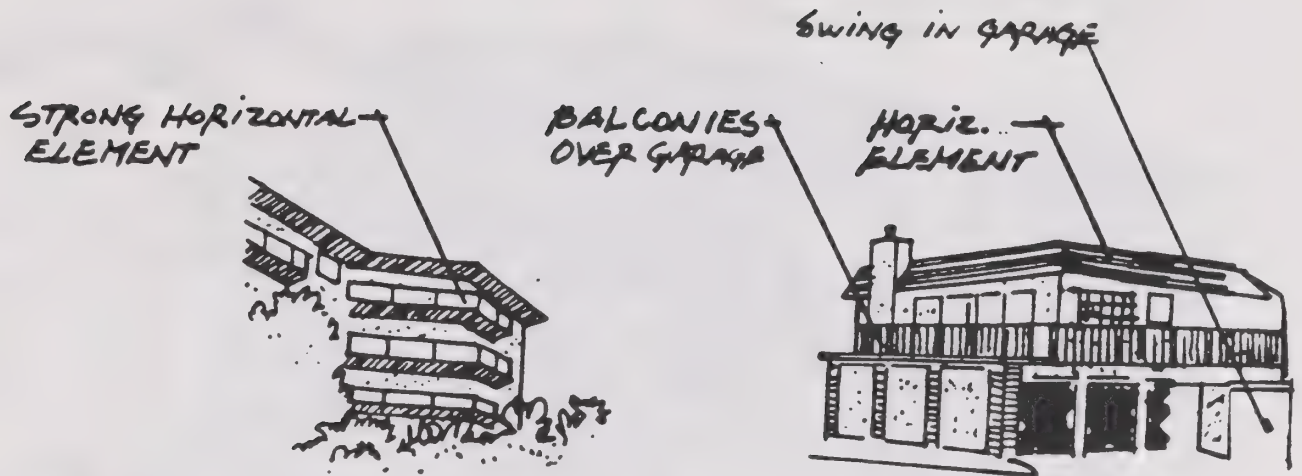
Standards of Review

All property within the Hilltop Area Specific Plan shall be developed and maintained in accordance with all provisions of the Hilltop Area Specific Plan and applicable ordinances and policies of the City of Signal Hill. In the event of inconsistency between the Specific Plan and any other ordinance or regulation of the City of Signal Hill, the Specific Plan shall prevail.

Site Plan and Design Review of proposed projects within the Hilltop Area Specific Plan area shall be in accordance with Municipal Code Chapter 20.52, "Site Plan and Design Review". Plans shall generally be consistent with the Hilltop Area Conceptual Site Plan as in Figure 2, "Conceptual Site Plan." Any substantive change to plans, as determined by the Director of Planning and Community Development at his/her sole discretion, subsequent to approval by the approving body in accord with Chapter 20.52, or new information revealed as a result of preparation of precise grading plans or working drawings which reveals new information or impacts relating to view obstruction shall be subject to review by the approving body in accord with Chapter 20.52.

In addition to the standards of review contained in Chapter 20.52, the following principles, graphically illustrated for purposes of understanding, shall be embodied in building designs proposed within the boundaries of the Hilltop Area Specific Plan:

1. New dwellings shall reflect the positive characteristics of adjacent existing dwellings.

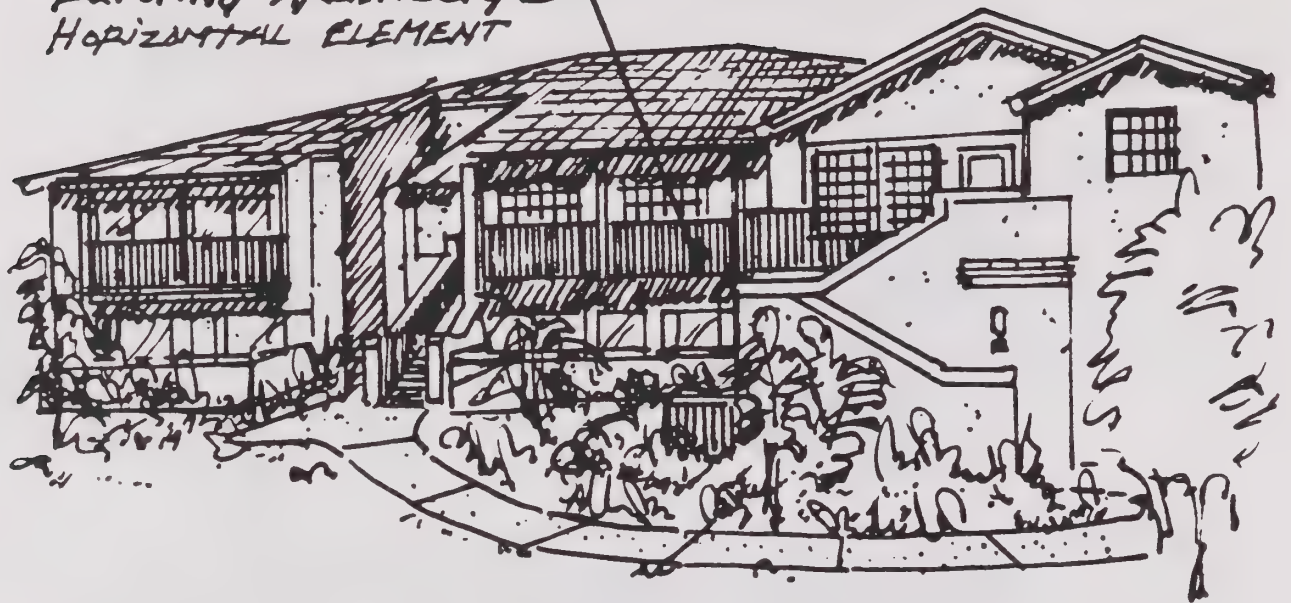


POSITIVE EXISTING FEATURES

STRONG ENTRY ELEMENT



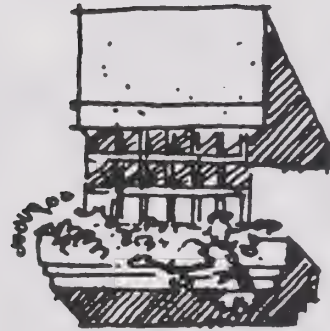
STRONG HORIZONTAL
ELEMENT RELATES TO
EXISTING ARCHITECTURE
HORIZONTAL ELEMENT



2. New dwellings shall reflect massing of building forms, apparent building bulk, and scale of existing adjoining dwellings by incorporating windows, doors, and wall openings of comparable sizes and proportions, by reflecting similar rooflines, eavelines, and floor lines.



FALCONIES



WINDOWS

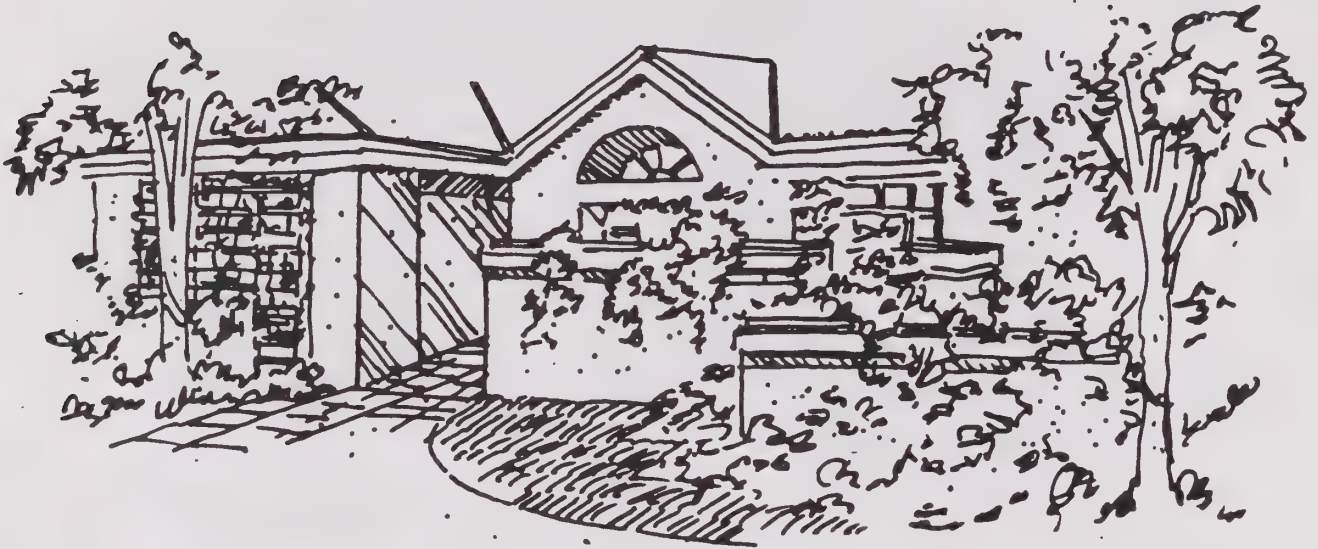
DOORS



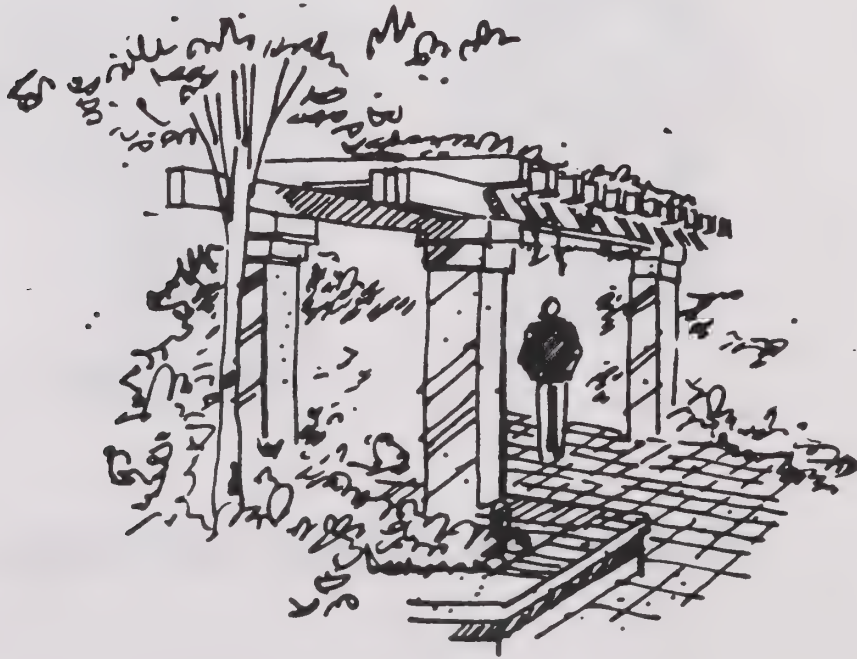
PEDESTRIAN SCALE DETAILS

3. New dwellings shall maintain and promote a pedestrian scale in neighborhoods through building massing and form that do not overpower or dwarf passersby, that are designed and detailed to be viewed by pedestrians on adjoining public sidewalks and by occupants of vehicles travelling on adjacent streets at speeds of less than 35 miles per hour.

INVITING DESIGN FEATURES

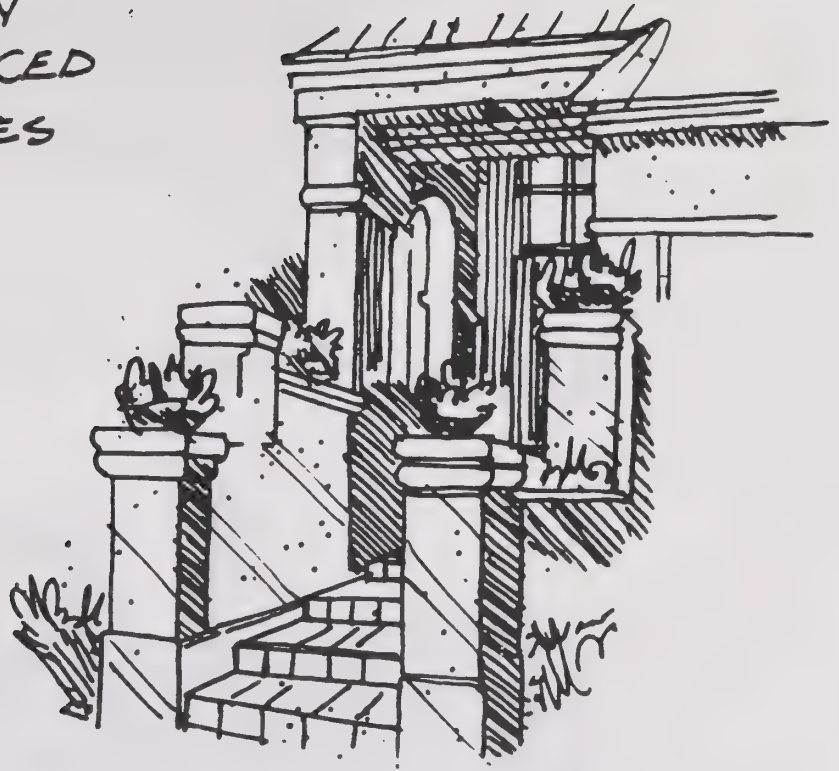


INVITING ENTRIES



SPECIAL PEDESTRIAN SCALE FEATURES

DESIGN
ENHANCED
ENTRIES



LOW WALLED COURTYARDS

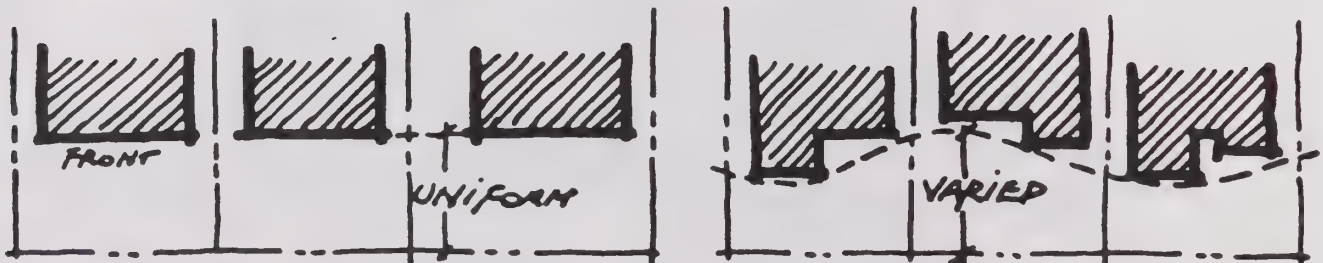
4. Floor configurations and the orientation of buildings to adjoining streets and designs of street-side facades shall emphasize pedestrian circulation and scale and minimize the visual impact of garages, garage entries, and driveways; dwellings on corner lots shall be uniquely designed to present appropriate building facades to both street frontages.

*BREAK UP
GARAGES*

STREET SCENE



VARY BUILDING SETBACKS



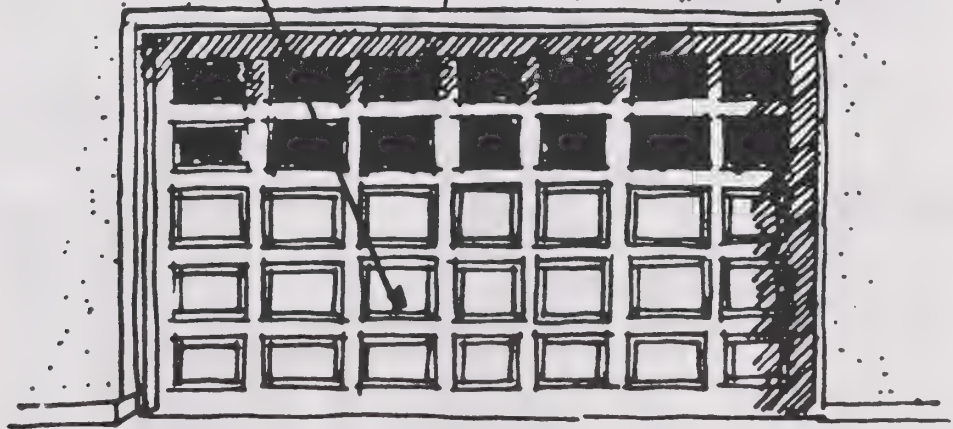
AVOID —————→ *PREFERRED*

RECESSED
DESIGN



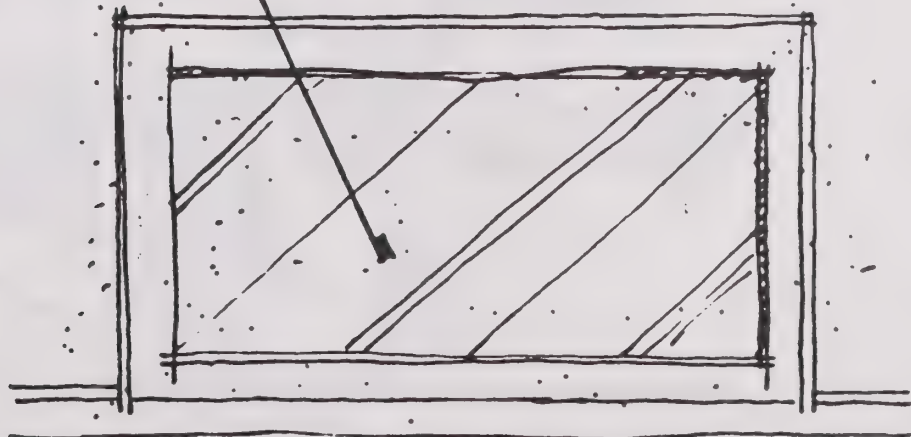
GARAGE DOORS

INTERESTING



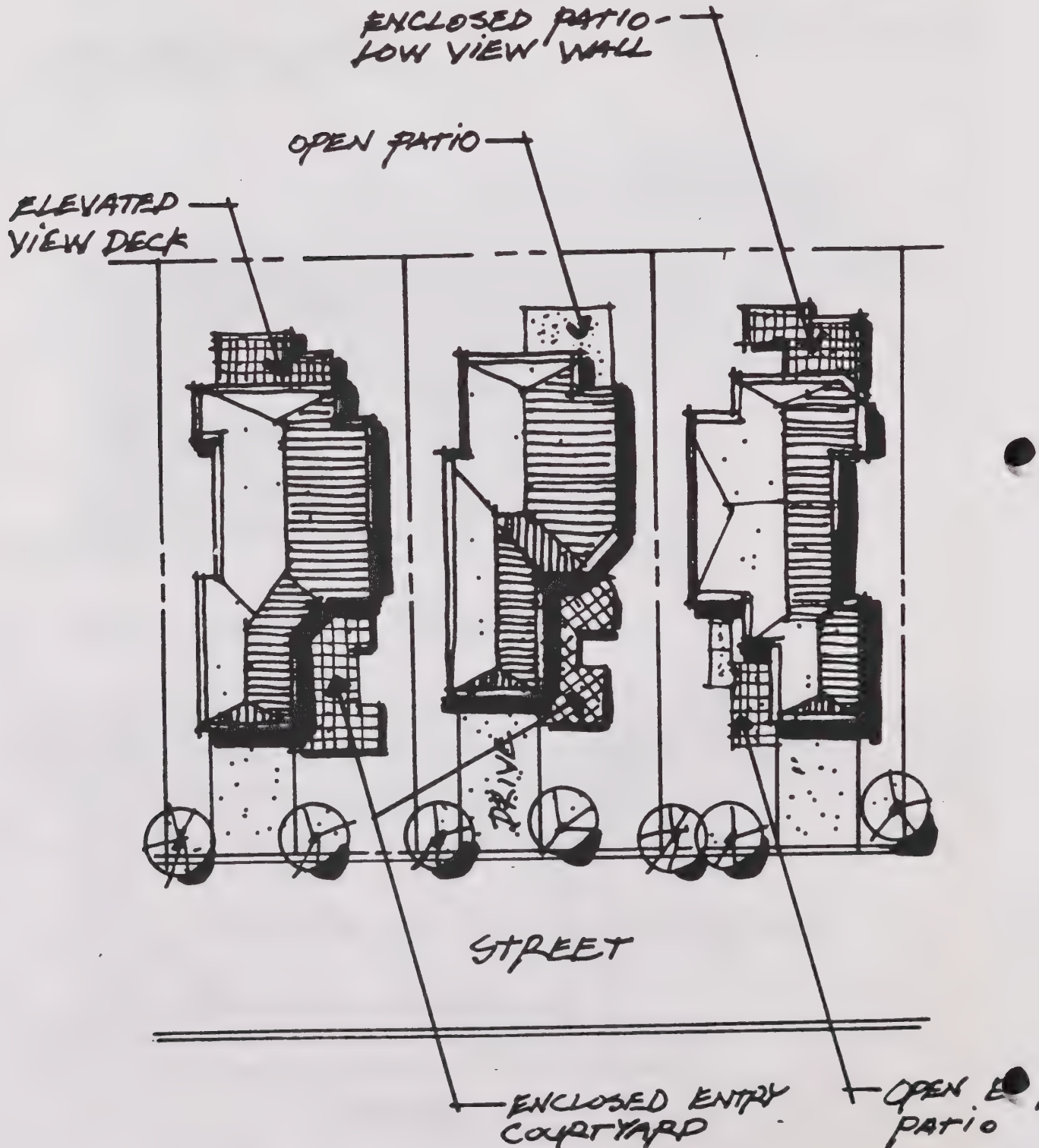
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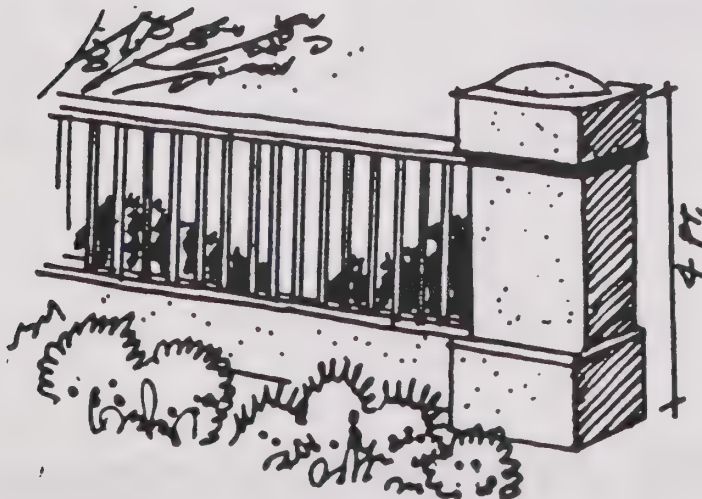
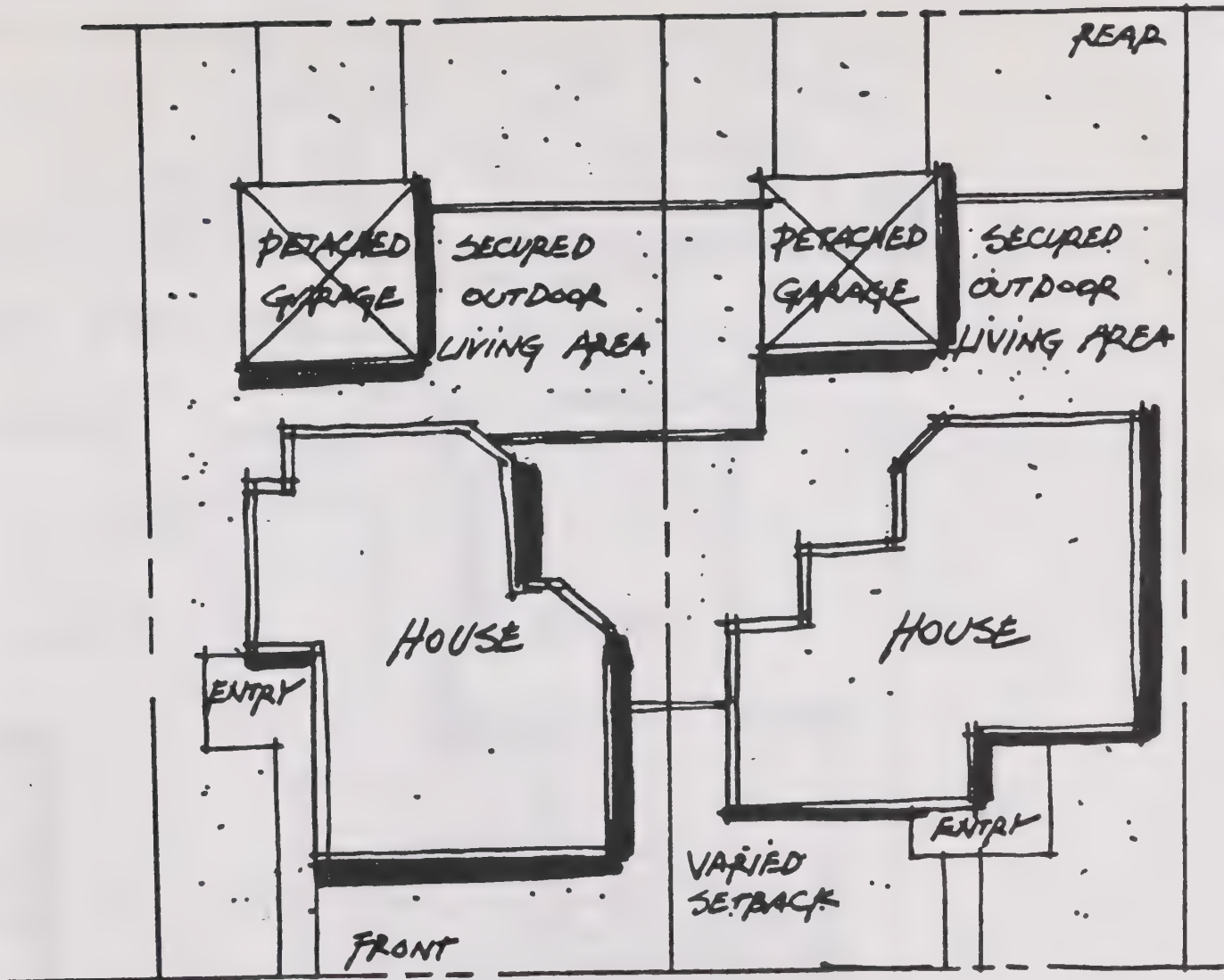


AVOID

5. Single-family dwellings on through lots (lots bordered front and rear by public streets) shall be designed and oriented to allow private open-spaces for residents without necessitating expansive privacy walls adjoining the public rights-of-way, to create an attractive street-scape on both lot frontages through incorporation of comparable levels of and quality of architectural detailing on both street-side facades, and to afford natural surveillance of public rights-of-way except in unusual conditions where topography would prevent it; (see Section III.O., "Fences, Walls, Hedges".)

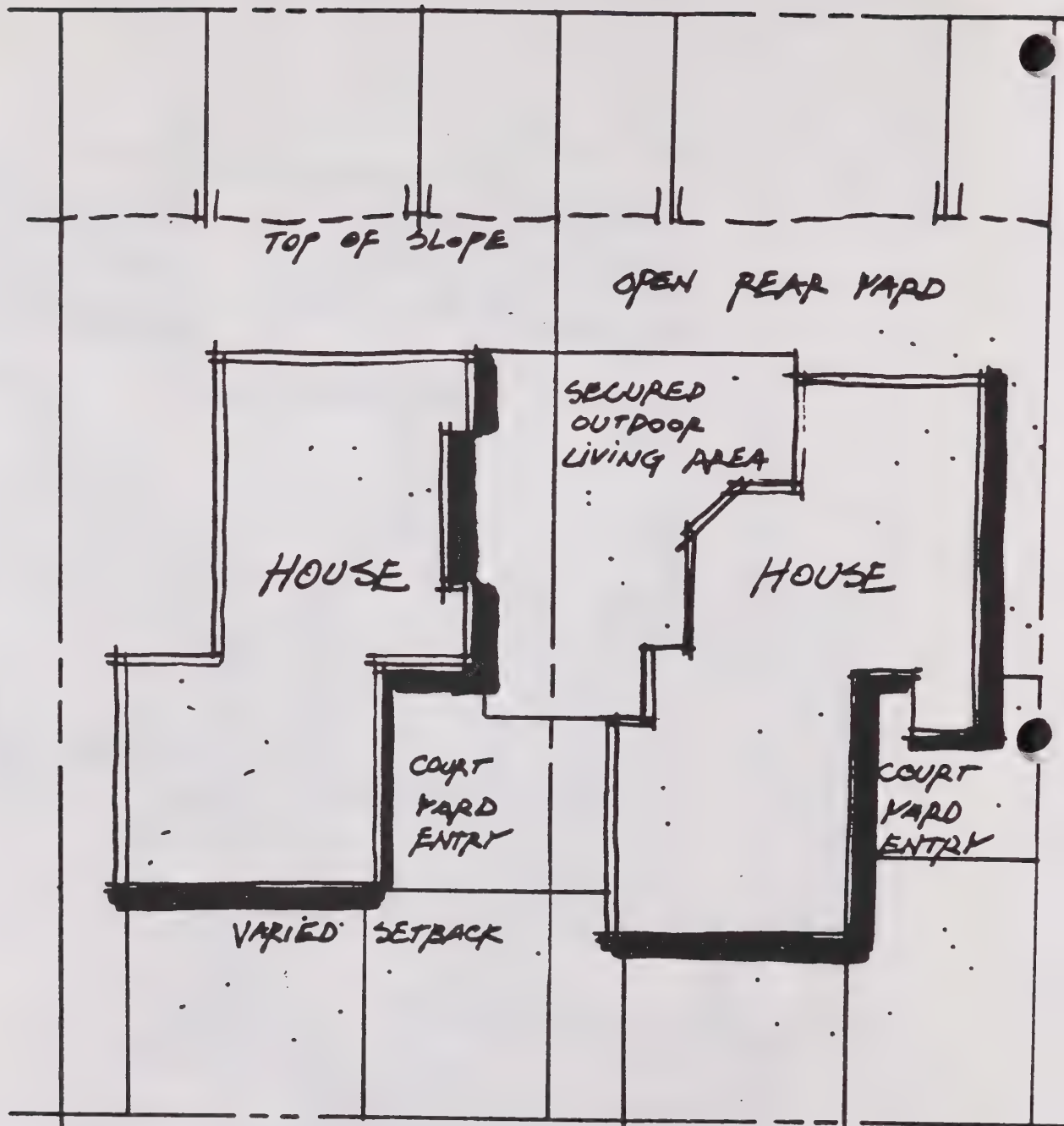


PRIVATE RESIDENTIAL SPACES



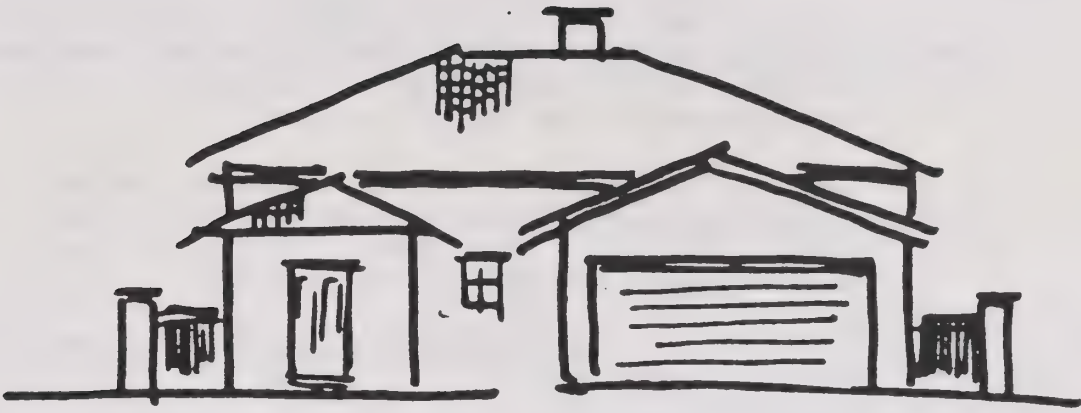
COURTYARD FEATURES

STREET



STREET

PRIVATE RESIDENTIAL SPACES



F R O N T E L E V A T I O N

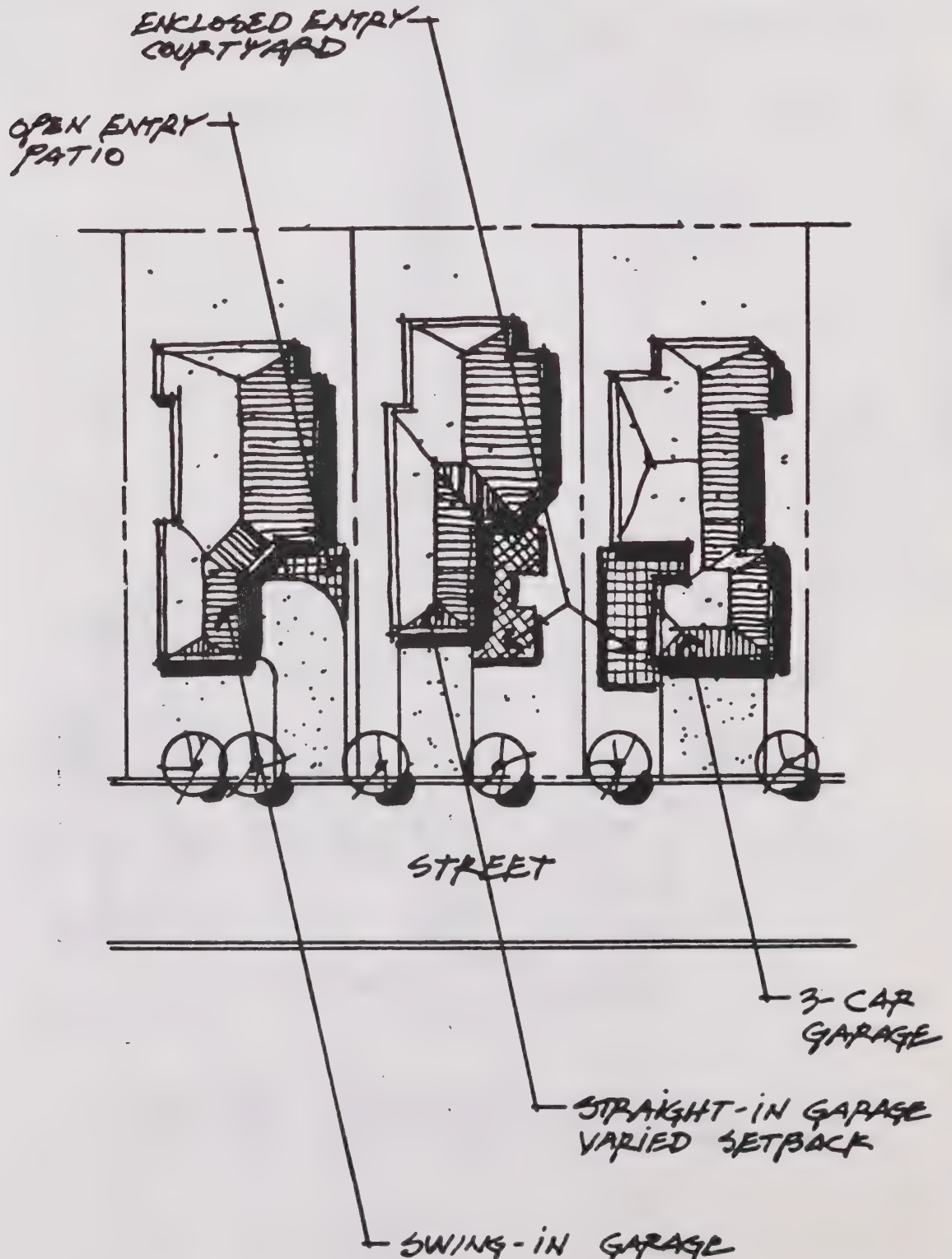


R E A R E L E V A T I O N

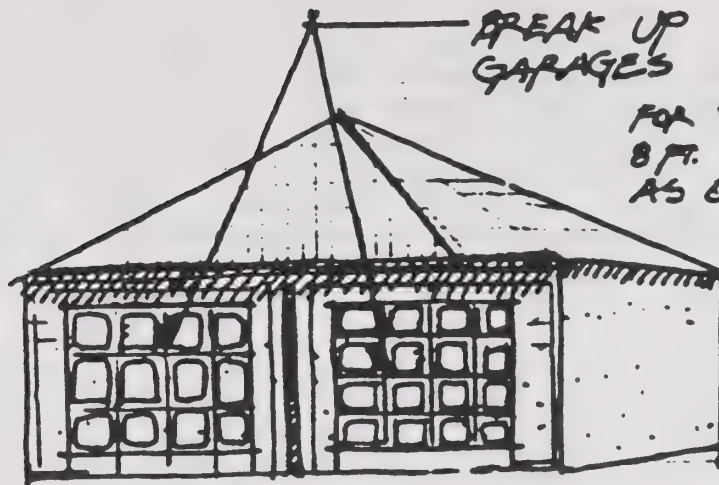
6. Floor plans and architectural elevations for all housing product types shall provide the greatest degree of streetscape variety feasible as determined by the approving body.

Variety shall be reflected in architectural style including variations in design elements such as roof pitches, porches, building materials, landscaping, and color combinations.

STREETSCAPE VARIETY



ARCHITECTURAL STREETSCAPE VARIETY



BREAK UP TWO CAR
GARAGES

FOR VARIETY USE TWO
8 FT. GARAGE DOORS AS WE
AS ONE 16 FT. GARAGE DOOR

SPECIAL ENTRY
TO COURTYARD



SEVERAL DIFFERENT FACADES

DIFFERENT WINDOW
SHAPES AND SIZES



7. Dwelling units shall be sited and designed so as to be integrated into the existing pattern of development and so as to avoid visual barriers between dwellings and the adjacent street or streets. Building pads shall be established at elevations, relative to the adjoining street, comparable to that of existing dwellings. Developer shall demonstrate to the approving body that this goal has been accomplished by maintaining pad elevations as near to street elevation as practicable and by minimizing the visual impact of grade changes between street and dwelling by incorporating terraces, open work fences, and appropriate landscaping while minimizing heights of retaining walls.



VII. CIRCULATION

The Hilltop Area Specific Plan attempts to integrate pedestrian circulation into the development plan as an alternative to automobile circulation.

A. Automobile Circulation

The objectives of the automobile circulation component in this Plan are to articulate and improve the road network and accessways, both functionally and visually, to accomplish the following:

- ▶ Promote driver and pedestrian safety;
- ▶ Provide better visual identity and orientation for motorists;
- ▶ Accentuate scenic vistas from public rights-of-way;
- ▶ Facilitate response in emergency; and
- ▶ Minimize off-site impacts of traffic.

The Specific Plan requires four types of modifications to the existing street system where current substandard streets abut property to be developed: alley vacations, street vacations, new streets and reconfiguration of existing streets.

1. Alley Vacations

The Specific Plan requires vacation of existing alleys at the sole expense and responsibility of the developer in order to allow consolidation and reconfiguration of lots. Engineering studies of these routes indicate that these would be difficult to build to an acceptable safety level due to grades in these locations.

2. Street Vacations

The Specific Plan requires, at the sole expense and responsibility of the developer, vacation of portions of Raymond Avenue, Junipero Avenue, Stanley Avenue and Molino Avenue consistent with the new street plan as in Figure 4, "Streets," to allow consolidation and/or configuration of the lots on either side of these streets. All proposed vacations are subject to dedication of new rights-of-way reflecting requirements of the new street plan as in Figure 4, "Streets."

3. New Streets

The Specific Plan requires that the developer design and construct new streets configured as in Figure 4, "Streets." The new streets would require dedications of land by the owners of property within the proposed street alignment.

The developer shall execute an irrevocable offer to dedicate right-of-way for future construction of the extension of "B" Street from the terminus shown in Figure 4, "Streets," to Hathaway Drive. The configuration and contours for this future right-of-way shall be represented on the grading plan submitted in conjunction with any tentative tract map submittal for this area in sufficient detail and subject to verification by the City Engineer that proposed grading will accommodate future construction of this street.

General Criteria for Street and Alley Vacations shall be as follows:

- a. The City, upon its own initiative or upon a request to the City from a property owner of record whose property abuts the street or alley in question, may proceed with a vacation;

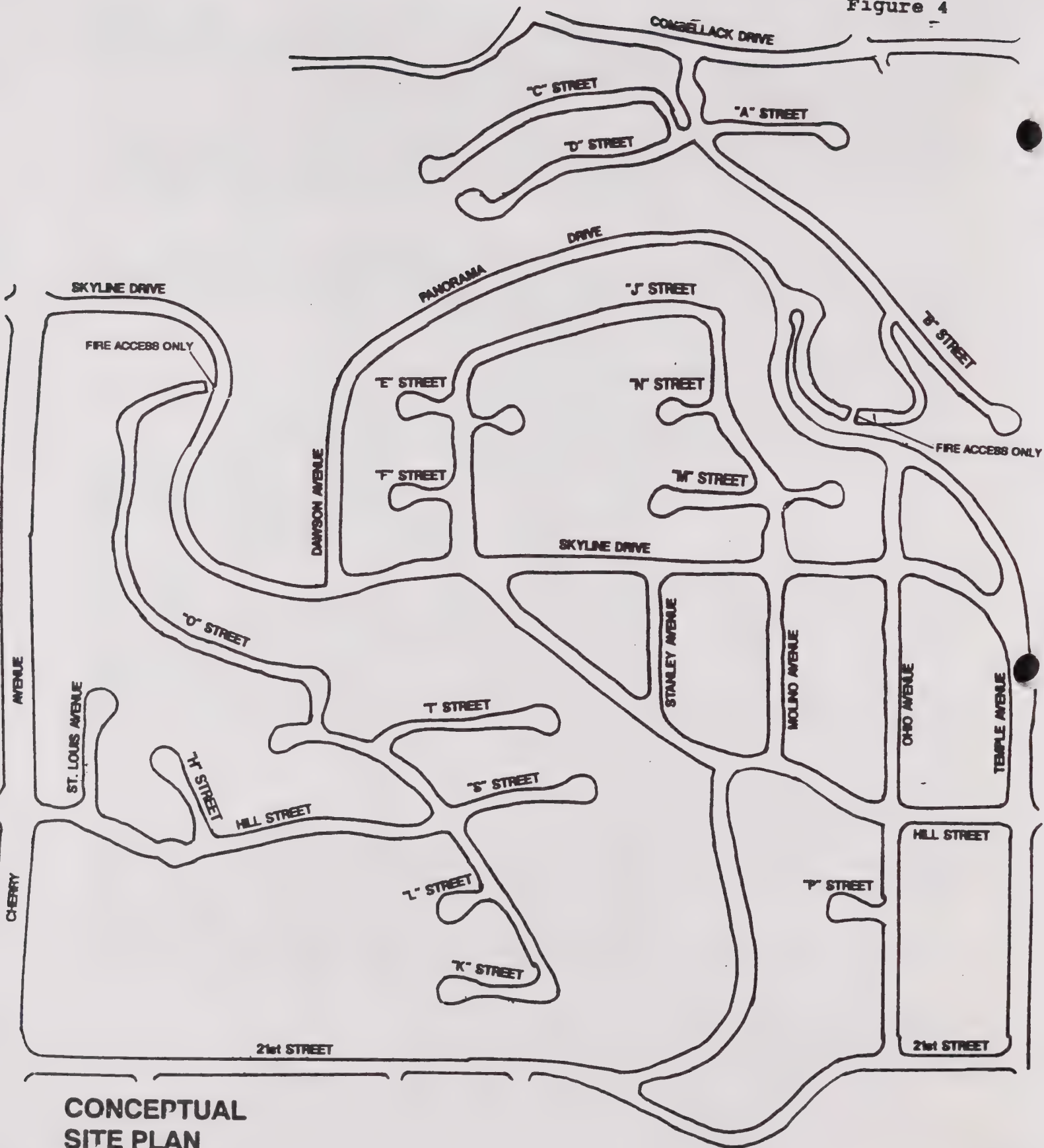
- b. All property owners adjacent to the street vacation shall be contacted in writing pursuant to Section 8300 of the California Streets and Highways Code;
- c. If it is necessary to consolidate parcels or lots in order to permit access from a public right-of-way, the lot or parcel consolidation must be legally recorded prior to vacation; and
- d. All necessary agreements to dedicate the necessary right-of-way for new streets must be executed and recorded prior to or concurrent with vacations.

4. Reconfigured Streets

The Specific Plan requires the developer to design and reconstruct the following streets:

- a. The intersection of Temple Avenue and 21st Street shall be reconfigured to a single ninety degree (90°) intersection as generally represented in Figure 4, "Streets."
- b. Panorama Drive west and northwest from the intersection with Ohio Avenue shall be reconfigured in accordance with geometrics provided in "Panorama Drive Modification" as shown on Record of Survey as originally recorded in Book 95, Page 65, County of Los Angeles, and as revised on January 11, 1992, and on file with the Signal Hill Department of Public Works.
- c. Substandard Streets

The portion of all substandard streets adjacent to development proposed subject to requirements of the Hilltop Area Specific Plan shall be constructed/reconstructed to full width to meet City Standards for local streets including parkway tree, landscape standards, turning radii, and design speeds.



CONCEPTUAL
SITE PLAN

HILLTOP AREA
SPECIFIC PLAN
SIGNAL HILL
SIGNAL HILL, CALIFORNIA

STREETS



B. Master Plan Transportation and Circulation Improvements

Traffic Impact fees shall be paid in accordance with Chapter 21 of the Municipal Code, except as may be modified and applicable pursuant to a certain "Agreement to Conduct Planning Studies. . ." originally executed on December 13, 1990, and as subsequently amended and on file with the Department of Planning and Community Development.

C. General Standards

The following street standards and standards for circulation and access in conjunction with new development shall apply in all Specific Plan areas:

1. No development shall be permitted on parcels without improved street access. For purposes of the standard, a street is a maintained public street or alley, the location and design of which is subject to review and approval of the City Engineer and Public Works Director.
2. Portions of a lot within any future right-of-way shown in Figure 4, "Streets," shall not be occupied by structures. All required setbacks, yards, and other open spaces shall be calculated from the future rights-of-way. Future rights-of-way lines shall be as shown on Figure 4, "Streets," and as described in Table 4, "Street Standards," herein.
3. Dedication of rights-of-way shown in Figure 4, "Streets," shall be required as a condition of approval for any development.
4. No private accessway or driveway shall be constructed from any lot or parcel onto Panorama Drive or Skyline Drive except on the south side of Skyline Drive between Stanley Avenue and Hill Street.
5. Installation of curbs, gutters, sidewalks, street and alley paving, street lighting, and street trees shall be subject to the provisions of Chapter 12 of the Municipal Code.
6. Standards for street rights-of-way, pavement cross sections, parkway, and sidewalk improvements shall supersede any conflicting provisions in the Plan Lines Ordinance of the City of Signal Hill.

7. No private accessway or driveway shall be constructed from any lot or parcel onto a local street when such lot or parcel abuts an alley from which access can be taken except where necessary, as determined at the sole discretion of the approving body, to promote the view protection policies set forth in Section IV herein.
8. Typical street standards as in Table 4, "Street Standards," shall apply.

[Table 4 on next page]

TABLE 4

STREET STANDARDS

	Right- of-Way (in ft)	Roadway Width (in ft)	Sidewalks & Parkway
All local streets except as indicated below.	60	40	10 feet on each side of roadway ¹
Alleys	20	20	N/A
Modified Local (Panorama Drive)	60	40 ²	Vary and are subject to approval of specific design by Approving Body ³
Local streets in Area 3	44 ^{4,5}	32	7 feet on down- slope side of roadway
Single-loaded local street in Area 4 except Street "B" indicated in Figure 4, "Streets."	60 ^{4,5}	32	7 feet on each side of roadway

¹Design must comply with City standards and policies.

²Parking to be restricted to northerly curb only. Centerline and crownline of travel lanes to be thirteen (13) feet from southerly curb. Parking (view turnouts) to be fourteen (14) feet in width, measured from edge of northerly travel lane to northerly curb.

Parking (view turnouts) shall be defined by raised curb-sidewalk-landscaped planter structures extending from northerly curb to edge of northerly travel lane. Design and locations (interval spacing) of such structures shall be subject to review and approval of the Approving Body.

³Roadway/right-of-way cross section to include 6 ft. bicycle lane, consistent with results of Improvement Study required herein, and combination of vehicular turnouts and sidewalk along northerly side of right-of-way.

⁴Parking on single-loaded streets to be restricted to one side only subject to approval of City Engineer.

⁵The right-of-way line shall be located parallel to and distant ten (10) feet from the back curb on the down-slope side of the street. The right-of-way line opposite shall coincide with the back of curb on the up-slope side of the street. A setback area parallel to and adjacent to the up-slope right-of-way line and a minimum four (4) feet in width, sloping toward the street at a grade not to exceed two (2) percent, shall be maintained, open and unobstructed from ground to sky, behind the up-slope right-of-way line.

D. **Alternative Circulation**

The Specific Plan seeks to provide a safe and efficient alternative to the automobile in order to minimize energy consumption and impacts on air quality and to promote a small town, pedestrian-oriented environment. The components of the alternative circulation plan include pedestrian paths and sidewalks, park trails, and if deemed feasible, bicycle trails. Alternative circulation shall be provided to encourage the use of alternative transportation modes by providing pedestrian links. An Improvement Study as in Municipal Code Chapter 21.12, for appropriate alternative circulation shall be submitted for comparison to the City's Parks and Recreation Master Plan and Figure 5, "Park Trails," for review and approval as a part of tentative tract map application.

1. Pedestrian Sidewalks and Easements

Pedestrian access is to be provided by the developer of each parcel in accordance with the following standards:

- a. Pedestrian access shall consist of a paved walkway separated by curbs from vehicular traffic;
- b. Pedestrian sidewalks shall generally parallel through streets and shall link major residential use areas to the City Hall Civic Center and Town Center Commercial areas, subject to design modifications for meandering walkways and other sidewalk design variations;
- c. Pedestrian sidewalks located along street frontages must be designed to provide appropriate linkages to park trails and pathways outside street rights-of-way; and
- d. Neighborhood Pedestrian Easements shall be established as a means of retaining and promoting the small town character of Signal Hill, symbolizing interaction with community and neighbors. Incorporation of a system of pedestrian easements allowing circulation within each Planning Subarea will accomplish this objective. The easements shall generally be located in single-family Subareas 1-A and 3 in lieu of a sidewalk at street grade at the street frontage where the configuration and topography of adjoining through lots will accommodate pedestrian easements improved with

sidewalks located midway up slopes, parallel to public streets, adjoining the primary private open spaces of the single-family homes. The locations of pedestrian easements, indicated on a Pedestrian Easement Plan submitted by the developer, shall be subject to review and approval of the approving body, shall be ten (10) feet wide, and shall be indicated on tentative tract maps and recorded on final tract maps for the respective subdivisions.

2. Park Trails

Except as may be otherwise provided in an Implementation Agreement, the park trails installed in open space and parks areas within the Specific Plan shall be built in accord with the following standards:

- a. Park trails rights-of-way shall be dedicated to the City. These rights-of-way may vary in width up to 50 feet to provide an adequate buffer area between residential and recreational uses. Rights-of-way may include landscaped slopes but a relatively flat bench shall be provided to accommodate a 3 to 4 foot wide trail. Transitional areas uphill and downhill from the trail edge to the uphill and down hill 2:1 slopes shall be provided for safety of pedestrians. Bench drains may be incorporated within transitional areas.
- b. The trails shall be leveled and surfaced with a water permeable material (crushed granite/rock, bark etc.) suitable for walking or jogging, but designed to discourage use by dirt bikes and off-road vehicles.
- c. To the extent required by law, trails shall be constructed in compliance with applicable requirements of Title 11, Subtitle A of the Americans with Disabilities Act so that the trail system, in whole or in part, is accessible to and useable by individuals with disabilities.
- d. The trails shall include entry map displays, and posts or other barriers at each entry point and at intervals to restrict access by dirt bikes and off-road vehicles.

- e. Viewing benches shall be installed at regular intervals in locations and numbers subject to review and approval by the Approving Body.
- f. The location of the trails shall be in accord with the location generally shown on Figure 5, "Park Trails," to assure continuity of the pathway between the different parcels involved, provided that a variation in the alignment within a given parcel may be permitted.
- g. The developer shall dedicate park trail rights-of-way and construct and improve park trails or where approved by the City, pay fees in lieu thereof. Thereafter, park trails and park trail rights-of-way shall be maintained by the City. The value of land dedicated and the cost of improving park trail rights-of-way shall be credited against developer's obligations to dedicate land and pay parks and recreation fees.



CONCEPTUAL SITE PLAN

PARK TRAILS

HILLTOP AREA
SPECIFIC PLAN
SIGNAL HILL
SIGNAL HILL, CALIFORNIA



3. Bicycle Trails

The development of a bike lane system is proposed by the City's General Plan Environmental Resources Element and Parks and Recreation Master Plan. The Hilltop Area Specific Plan recognizes the desire for a city-wide integrated bicycle lane system. Preliminary engineering indicates, however, that Hilltop bicycle lanes may not be feasible due to the extreme grades on streets providing access to the Hilltop.

An Improvement Study assessing the feasibility of providing bicycle lanes for bicycle trails serving the Hilltop Area shall be submitted by the project developer for review and approval as a part of Site Plan and Design Review applications. The study shall identify feasible on-street and off-street circulation system alignments which conform to bike lane standards of the California Department of Transportation and the Institute of Transportation Engineers. The Hilltop bike lanes, if determined to be feasible by the approving body in light of the Improvement Study, must be accessible from other areas of the City to provide an alternative mode of transportation.

VIII. UTILITIES, PUBLIC FACILITIES AND SERVICES

A. Utilities

1. All on-site water supply, wastewater collection, and sewage lines and facilities shall be provided by the developer in accordance with the City of Signal Hill Standard Plans as may be amended from time to time. Storm drainage facilities shall be provided in accordance with Los Angeles County Flood Control District Standards. Sewage facilities must also be consistent with Los Angeles County Sanitation District requirements.
2. Except in Planning Area 2, all new utility lines serving the site including natural gas, electrical, water, wastewater, and communications lines shall be placed underground by the developer as a condition of approval of building permits. Existing overhead utilities shall be placed underground by the developer if such overhead utilities adjoin, abut, or cross over property to be developed by the developer. In Planning Area 2, prior to the issuance of building permits, the Developer shall prepare a plan, subject to City approval, for placing existing overhead utilities underground. The plan shall include a mechanism for funding such undergrounding on a fair share basis.

B. Master Plan Water System Improvements

All new water facilities shall be designed in accordance with the City's adopted Water Master Plan, dated September, 1990, and as may be amended from time to time.

The following Master Plan water system improvements will be required to provide adequate water service to the Hilltop Project:

1. Hilltop Reservoir, Booster Station with telemetry system.
2. Zone I Transmission mains for creation of Zone II: 12-inch on Willow from Walnut to Gundry; 12-inch on Gundry from Willow to Burnett (1800'), including necessary cutting and capping of water mains on Willow to create the separate system.
3. Zone II distribution main: 12-inch from Skyline Drive to Combellack Drive and Junipero Avenue (1200').
4. Zone III to Zone II Pressure Reducing Station, in Skyline Drive and installation of Zone II pressure reducing valves in the existing Skyline Pressure Reducing Station.

General locations of water improvements are shown in Figure 6, "Water Improvements." For Master Plan water system improvements that contain supplemental size, capacity, number or length for the benefit of property not within the subdivision, the City will enter into a reimbursement agreement in accordance with City Ordinances and the Subdivision Map Act.

C. Master Plan Sewer System Improvements

The following Master Plan sewer system improvement will be required to provide adequate sewer service to the Hilltop Project:

1. Willow Street Relief Sewer - Construct an 8-inch parallel relief line from Manhole No. 372 in Willow east of Junipero to Manhole No. 373 in Willow at Signal Parkway.

General locations for sewer improvements are shown in Figure 7, "Sewer." For Master Plan sewer system improvements that contain supplemental size, capacity, number or length for the benefit of property not within the subdivision, the City will enter into a reimbursement agreement in accordance with City Ordinances and the Subdivision Map Act.

D. Master Plan Drainage Improvements


All drainage improvements shall be designed in accordance with Los Angeles County Flood Control District criteria. Miscellaneous Transfer Drain (MTD) permits will be required from the County for all new storm drains. The following Master Plan drainage improvements will be required to provide adequate flood control for the Hilltop project.

1. Line C-3 - Construct a 24-inch storm drain from westerly stub of existing 24-inch storm drain on Panorama Drive to join existing storm drain on Skyline Drive.
2. Line C-5 - Construct a 24-inch storm drain from the easterly stub of existing storm drain on Panorama Drive to join existing 24-inch drain on Temple Avenue.
3. Line C-2 - Extend 24-inch storm drain on Temple Avenue from 21st Street to Hill Street.
4. Line B-4 - Extend existing 24-inch storm drain on Hill Street 750 feet northerly on "H" Street.
5. Line B-2 - Extend 24-inch storm drain north from 21st Street to Hill Street within an easement area to be identified by the City Engineer.
6. General locations for storm drain improvements are shown in Figure 8, "Storm Drains." For Master Plan drainage system improvements that contain supplemental size, capacity, number or length for the benefit of property not within the subdivision, the City will enter into a reimbursement agreement in accordance with City Ordinances and the Subdivision Map Act.
7. Slope drains shall be designed and installed in accordance with City and County standards including those in Section III. P. herein.



CONCEPTUAL
SITE PLAN

HILLTOP AREA
SPECIFIC PLAN
SIGNAL HILL

WATER IMPROVEMENTS 
TO JOIN EXISTING WATER SYSTEM

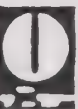


Figure 7



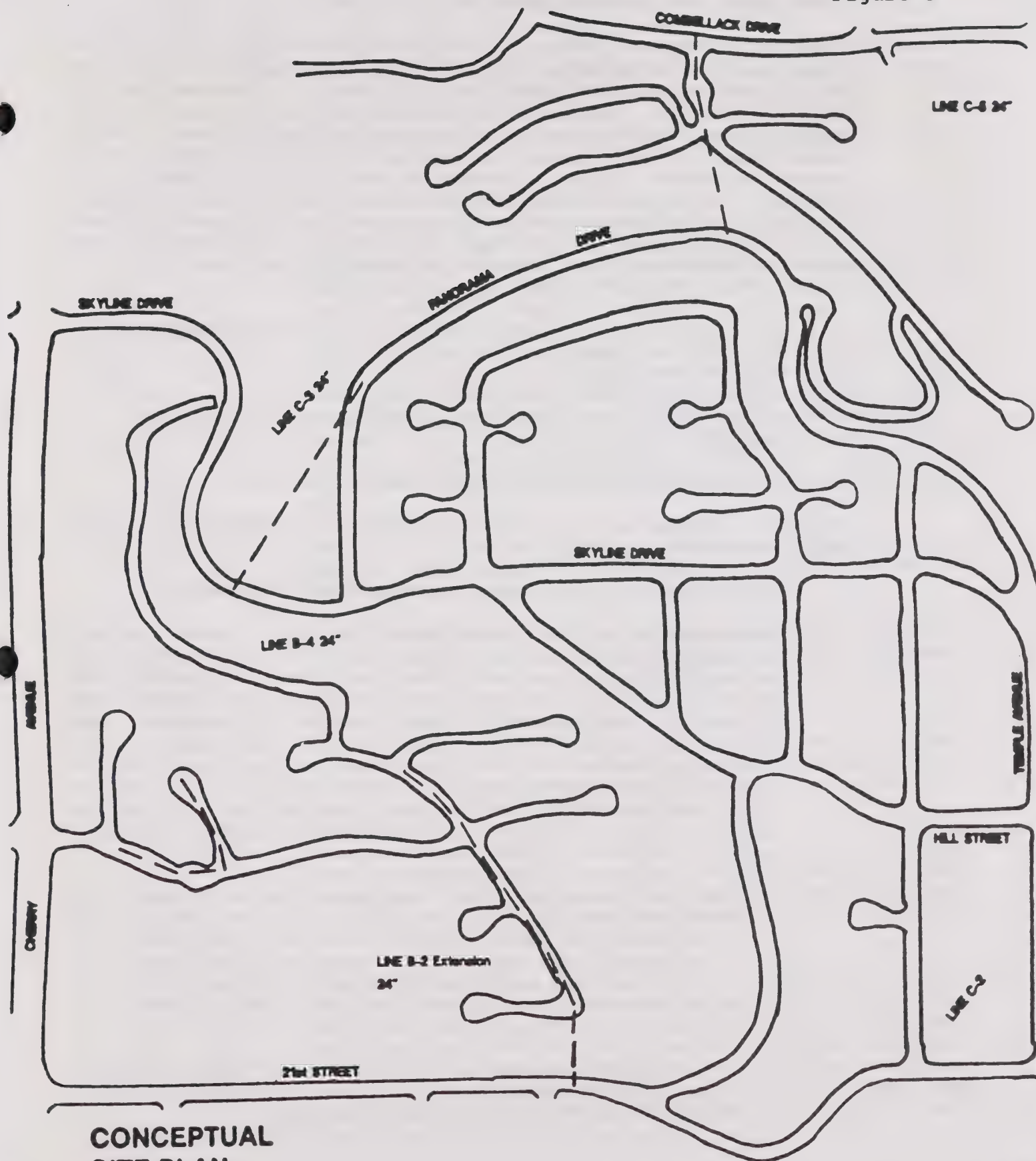
CONCEPTUAL
SITE PLAN

HILLTOP AREA
SPECIFIC PLAN
SIGNAL HILL

SEWER - - - - -
12" LINES TO JOIN EXISTING SYSTEM



Figure 8



CONCEPTUAL
SITE PLAN

HILLTOP AREA
SPECIFIC PLAN
SIGNAL HILL

STORM DRAINS - - - - -



IX. OPEN SPACE AND NATURAL RESOURCES ELEMENT

The Open Space and Natural Resources Element of the Specific Plan seeks to accomplish two primary objectives. The first is to provide open space and protect natural resources through comprehensively planned and developed parks, trails, oil production, and antenna consolidation/open space areas. Development of open space and natural resource elements will occur concurrent with the phased residential development. The second is to improve and maintain open space in selected areas where it may serve to better buffer conflicting uses, protect natural resources, or protect residential development from natural disasters. To accomplish these objectives, the Plan establishes standards and requirements for:

- ▶ Protection of Development from Natural Disasters;
- ▶ Outdoor Recreation;
- ▶ Conservation of Resources through Site and building Design; and
- ▶ Managed Production of Petroleum Resources.

Specific standards for each category are described in the sections below.

A. Protection of Development from Natural Disasters

Development of an integrated hilltop area project encompassing the entire Specific Plan Area requires that certain open space areas be provided, improved, and maintained for the purposes of protecting persons and property development from natural disasters and providing aesthetic and recreational resources. The Plan area is traversed by faults which may be concealed but are presumed to be potentially active. In accord with the requirements of the Alquist-Priolo Special Studies Zone, further studies will be needed prior to and during development of the site.

1. If the fault is found to be active or potentially active, the location of the fault line and an area 50 feet on either side of the line shall be restricted to use as open space in the plan. All buildings and structures shall be set back at least 50 feet from the identified location of the fault line.
2. This open space area may be counted toward meeting the yard or open space requirements in accord with the standards set forth in Section II.

B. Outdoor Recreation Requirements

The Parks and Recreation Master Plan requires the development of the Hilltop Area including approximately ten (10) acres of parks, trails and open space. The major features now envisioned by the Specific Plan and shown in Figure 8.1 of the Parks and Recreation Master Plan include:

1. **Hilltop Park** - An approximate two and one-quarter acre (2.25) area park developed with facilities to accommodate passive activities, such as viewing and picnicking, serving as a convergence or destination point for the trail system with restroom and parking facilities.
2. **Trail System** - A minimum ten (10) foot wide trail right-of-way, taking advantage of existing oil well service easements, and appropriately sited to minimize grading and retaining walls, promote access to the project and appropriate public places, parks and rights of way, and foster appreciation of the fine views from and of the hill.
3. **Panorama Viewing Areas** - Panorama Drive shall include appropriate turnouts and public viewing areas.
4. **Denni Park** - A park consisting of approximately one-third (1/3) of an acre adjacent to the antenna consolidation site connecting to an access corridor through the hilltop.
5. **Hilltop Reservoir Rooftop Park** - A recreation area planned in conjunction with the Hilltop Reservoir, the precise design of which shall be determined as a part of designing the Reservoir.
6. **Common Area Slope and Open Areas** - The project shall be designed to provide common area slope and open areas to encourage proper maintenance of slope areas and an open and environmentally sensitive natural appearance to the area.
7. **South Drill Site** - The area designated as the South Drill Site shall be treated as an "Oil Production Lot" pursuant to Section III.A.3 with a covenant recorded against it as provided therein so that said site is eventually conveyed to the City for open space or park purposes, and the developer receives no additional units therefor other than otherwise provided herein.

The precise location and design of these improvements will be determined pursuant to an Improvement Study prepared pursuant to Municipal Code Chapter 21.12. City shall accept only usable land compatible for park and recreation use and not restricted by excessive grades (those over ten percent (10%) are deemed excessive), unsuitable geologic, oil, gas or contamination conditions, and not burdened by leases, easements or other encroachments. The City may accept such restricted use land, but in such case, the dedication shall not be counted towards meeting the dedication requirements, except to the extent the City may agree in an Implementation Agreement.

The developer may pay Park and Recreation Impact Fees or dedicate land necessary for the above public recreation facilities as required by Chapter 21.12 of the Signal Hill Municipal Code to accomplish the objectives of the Parks and Recreation Master Plan and the Environmental Resources Element of the General Plan, but the requirements of the Code or the Specific Plan may be modified by any Implementation Agreement or other agreement between the City and any developer.

The dedication of land for the Hilltop Park, Trail System and other recreation elements specified above is critical to the development of an appropriate phasing schedule. The Hilltop Park is the "signature" recreational feature of the entire Specific Plan. It is the focal point of the area and will also serve as a central "intersection point" for the Trail System, and its core. The ultimate configuration of the trails will emanate from and be defined by this Park. The trails themselves must be coordinated among the Planning Areas to allow full and adequate circulation within the system.

For the above reasons, the City will require the developer to identify the location of the Hilltop Park and Trail System as a part of its submittal for the first subdivision maps, and will require dedication of such areas concurrently with recording such maps. City shall have the option of determining whether it will accept fees or land dedication to satisfy park and recreation dedication requirements. The subdivision maps may be conditioned accordingly. Pursuant to an agreement between the City and the developer, in the event the location of the Park or Trails is later altered by subsequent planning efforts, the developer may quitclaim unneeded property. The Implementation Agreement may establish a formula for crediting Park and Recreation Impact Fees against land dedicated by the developer.

C. **Standards for Conservation of Resources in Site and Building Design**

Natural resources include soils, vegetation, wildlife, air, water, energy sources, minerals -- each of which is affected in some way by new development. The purpose of this section is to encourage site and building design techniques in the Hilltop Area which will conserve and enhance these resources.

The following standards are intended to promote the conservation and expansion of natural resources in the Hilltop Area Specific Plan Area.

1. All existing trees within the Plan area shall be inspected by a certified arborist to determine suitability for transplanting. The arborist shall be paid by the developer, but selected and employed by the City. The arborist's inspection and subsequent report of findings, if completed prior to submittal of a development application hereunder, shall be updated to reflect conditions in existence at the time of such submittal and the adequacy of such update shall be determined at the sole discretion of the Director of Planning and Community Development. Existing trees shall be saved whenever feasible. If existing mature trees must be removed to accommodate development, the developer shall replace such trees with trees having an average diameter not less than two (2) inches such that the aggregate diameter of the replacement trees equals the aggregate diameter of trees removed. No replacement tree, however, shall have a diameter less than one and one-half (1-1/2) inches.
2. Prior to the initiation of grading activity for soil remediation, remedial grading or development, the developer shall submit to the City for review and approval soils engineering, soils contamination and geologic/seismic studies of the development site. All remedial actions deemed necessary by the Approving Body shall be performed by the developer in conjunction with development of the site.
3. Prior to the initiation of grading activity for development, the developer shall submit to the City for review and approval grading plans for the site. The grading plans shall be designed to:
 - a. Provide for erosion control through drainage, landscaping and other devices;
 - b. Utilize contour grading when feasible to present an undulating or natural appearance to graded hillsides which will blend in with the natural grade; and

c. Maximize the "hillness" topography and attempt to minimize impacts on public and private views.

4. The design of individual structures shall incorporate energy-saving devices or materials, including but not limited to insulation, solar panels for heating pools and spas, double-pane windows, high-efficiency central heating and cooling systems. Consideration shall be given to energy saving devices and programs as recommended by utility companies.

D. Managed Production of Petroleum Resources

The major mineral resource subject to production within the City of Signal Hill is oil. The Hilltop Area Specific Plan site incorporates a number of wells which are part of an oil well unitization plan. Secondary recovery oil production activities are expected to continue into the foreseeable future. The standards established are intended not to restrict oil production, but to enhance its compatibility with new development, where such development can occur.

Any new development in areas of existing oil production shall be subject to the following standards:

1. No structure shall be located within 50 feet of an active well, except as permitted by the Signal Hill Fire Code.
2. Where residential structures are to be located within 600 feet of an operating oil well, the developer is required to design and build the residential structure so that interior noise levels shall not exceed 45 Db(A). Residential structures in close proximity to oil field equipment shall be designed and developed in accordance with Municipal Code Section 9.16.085, "Oil Field Equipment Noise Mitigation Plans."
3. Where development occurs within 200 feet of an operating oil well, the developer shall notify project residents, tenants, and/or buyers of the noise of operating and redrilling and of oil splattering problems associated with servicing prior to purchase or tenancy. Such notification shall appear in a disclosure statement to be provided to and signed by prospective purchasers and in Conditions, Covenants, and Restrictions recorded against the deeds for such properties and shall be represented in typeface exceeding ten-point print.

4. The disclosure statement and Conditions, Covenants, and Restrictions shall be approved by the City Attorney. In addition, a disclosure summary approved by the City Attorney shall also be distributed to all buyers.

Subdivision maps for the areas within the plan area shall be designed to facilitate oil service rig access to active oil wells. Oil production lots shall be designated as such on the tract map consistent with Section III.A.3.a., herein, and:

- ▶ Vehicular access shall be accommodated through installation of "turf-block" or comparable assembly suitable to the size and weight of oil service vehicles.
- ▶ Minimum enclosed work areas shall be provided to allow for servicing of the oil wells. Work area surfaces shall consist of gravel or similar surface free of weeds to minimize dust and drainage problems. A solid fence or wall shall not be required for wells placed in vaults. Solid fences or walls shall not be required around wells which are primarily visible from viewing locations significantly above the ground elevation of such wells and for which solid fences or walls would not appreciably obstruct the lines-of-sight into such well sites.
- ▶ A ten foot fully landscaped and irrigated setback shall be provided on all sides of the oil production lot and an eight (8) foot high solid fence or wall or wrought iron fence shall be constructed at the ten foot setback line on all sides of the lot.
- ▶ Oil wells integrated into park or park trail areas may be exempted from the solid fence and wall requirements, above, subject to approval of the approving body, provided such oil well areas are fully landscaped consistent with themes set forth in landscape requirements of Section X. herein.
- ▶ Upon completion of productive life of an oil well as determined by the State Department of Oil and Gas and consistent with the Signal Hill Oil Code, the oil well shall be abandoned, and above-ground equipment and facilities removed, and contaminated soils remediated, consistent with all then applicable standards for abandonment.
- ▶ Existing oil well production units, tanks, pipelines and appurtenant facilities may be reoriented, reconstructed, replaced, etc., as may be necessary to facilitate residential development. Existing water injection wells may be converted into wells.

- An Oil Well Disposition Plan shall be submitted with each Master Planning Area Tentative Tract Map application. The Oil Well Disposition Plan shall include a schedule for oil well equipment, walls, and landscaping improvements for all such oil production lots within the subject Planning Area, a description of proposed oil field equipment existing on each at the time of issuance of certificates of occupancy for nearby dwellings, and an estimate of the alternative types of oil field equipment that may be reasonably expected to occupy each oil production lot in the future. The approving body may add conditions of approval to the respective tentative tract maps requiring disclosure of anticipated well modifications to prospective home owners.
- From and after adoption of an Oil Well Disposition Plan in conjunction with approval of a Master Planning Area Tentative Tract Map for the respective Planning Area, the oil field operator shall be permitted to modify, replace, maintain, or rework wells only to the extent necessary to maintain the levels of production documented as of the date of adoption of this ordinance only in conformity with an Oil Well Disposition Plan.

E. Landscape/Slope Maintenance Common Benefit Areas

Within each component Planning Area of the total Specific Plan Area (Summit, Canyon, Highlands, and North Slope) are slope areas. These areas are not shown as building sites in the approved Concept Plan, but rather as landscaped, open areas. These areas represent sites for slope maintenance, erosion control, and landscaping. Establishment and maintenance of these areas will benefit all properties within the various planning areas. Apart from maintaining slope stability and integrity through erosion control, maintenance of such areas will confer health, safety, and welfare benefits from proximity to landscaped view corridors and passive open space areas. The establishment and maintenance of such areas will therefore provide both soil and slope stability and market value enhancement.

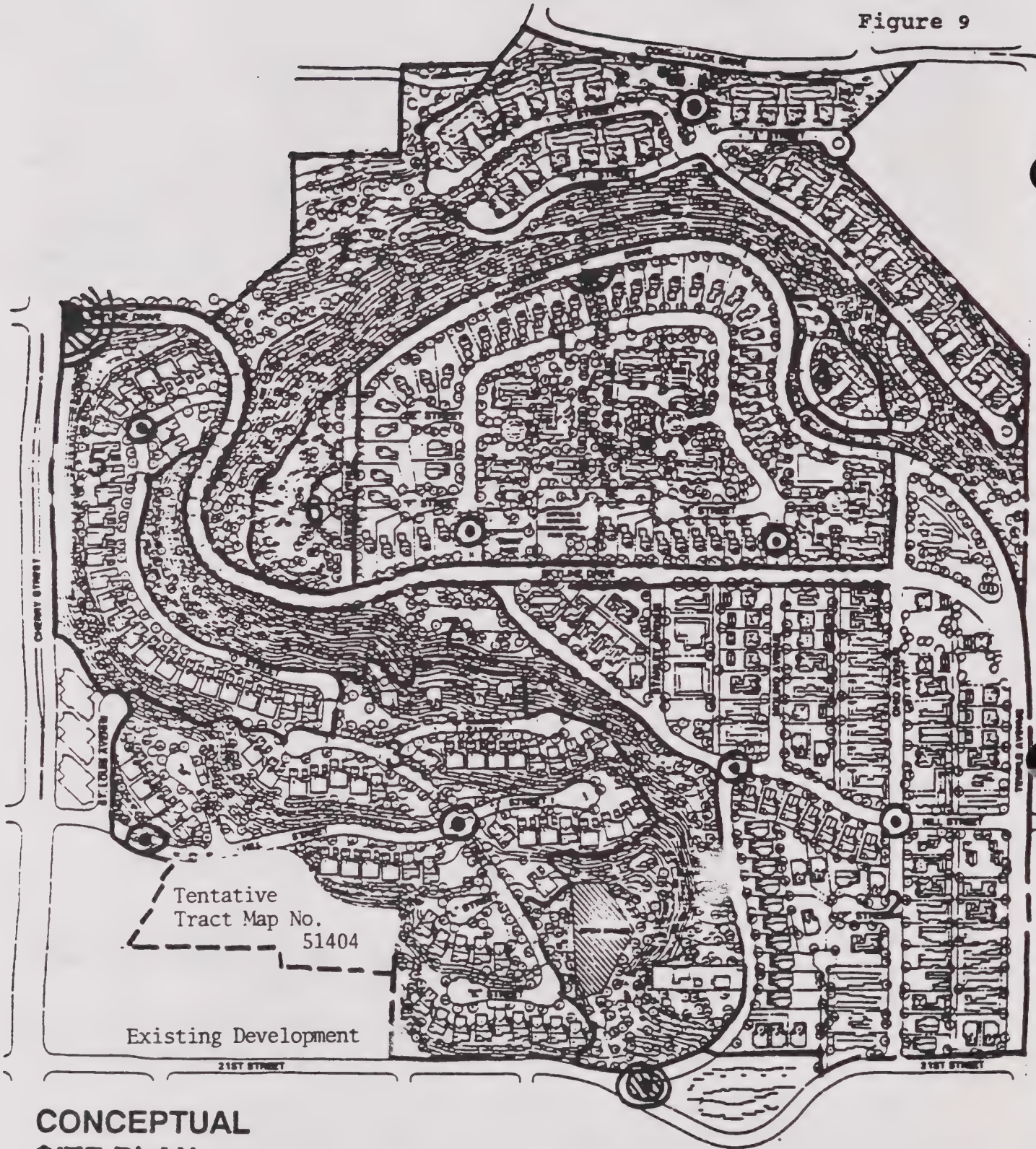
Because of these identified benefits, establishment and maintenance of these Landscape/Slope Maintenance Areas will be required in conjunction with residential development in each of the planning areas. Maintenance will be the responsibility of the homeowners, through a homeowners' association, landscape maintenance assessment district, or other appropriate mechanism, naming the City of Signal Hill as a party thereto for purposes of enforcement with power of lien to assess and recover costs of such enforcement, and subject to the review and approval of the City Attorney.

X. LANDSCAPING STANDARDS

A. Objectives

Landscaping standards are included in the Hilltop Area Specific Plan to promote the following objectives:

1. Provide attractive landscapes with plant materials which preserve views from the Hilltop and screen views of commercial structures at the base of the Hilltop;
2. Emphasize the use of drought tolerant plant materials which further the goal of water conservation and ease of maintenance;
3. Emphasize the use of native species as well as species originating in climates comparable to that of Southern California and common to this area as a means to minimize susceptibility to disease and provide a suitable habitat to promote the return of native wildlife;
4. Incorporate distinctive plant palettes for each Planning Area to define and enhance unique identities for each new neighborhood;
5. Delineate patterns of street tree selection and focal point accents which visually integrate new development with existing neighborhoods;
6. Enhance the appearance and promote the use of open spaces, parks, and trails;
7. Enhance the visual appeal of slope areas and promote slope stability;
8. Develop landscaping on residential parcels which enhances the architecture and private open space areas without blocking views; and
9. Establish guidelines for proper installation and maintenance of plant materials and hardscapes.



**CONCEPTUAL
SITE PLAN**

LANDSCAPE PLAN

**HILLTOP AREA
SPECIFIC PLAN
SIGNAL HILL**
SIGNAL HILL, CALIFORNIA



Primary Accent Feature



Secondary Accent feature

5

Landscape Planning Area

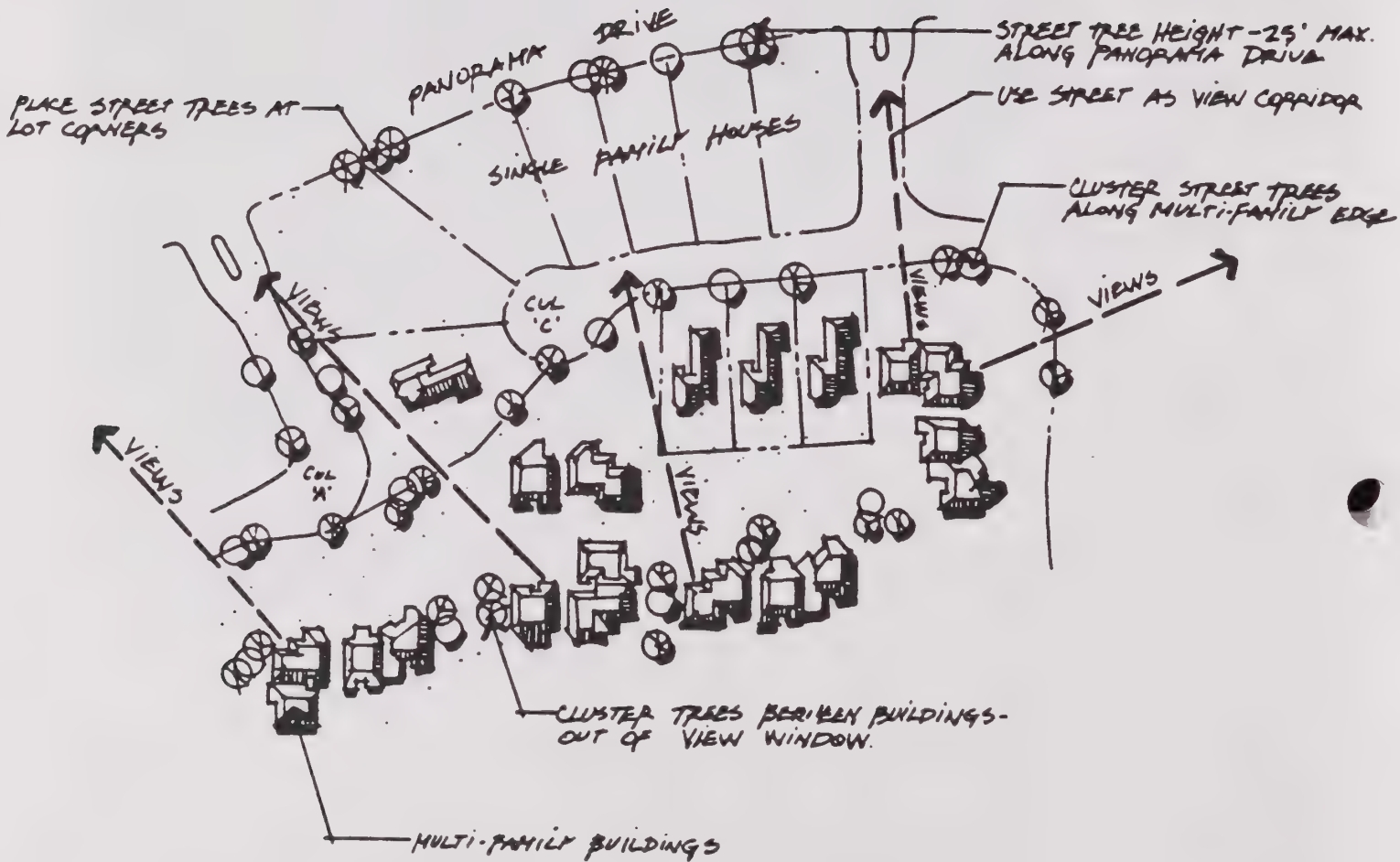


B. Landscape Concept

The Hilltop Landscape Guidelines and the Landscape Plan, represented in Figure 9, "Landscape Plan," and the plant palettes that follow include key elements for functionally and geographically distinct areas of the Hilltop. Creation of a rugged, more natural-appearing landscape emphasizing gray-green hues (as opposed to a manicured, lush, deep green tropical look) consistent with vegetative growth native to Southern California and comparable climates is the unifying principle upon which selection of species for the various plant palettes was based. Landscape plans submitted in conjunction with proposed development shall clearly reflect this principle and will be evaluated for consistency with this principle by the approving body. In addition, the following principles shall also be embodied within landscape designs:

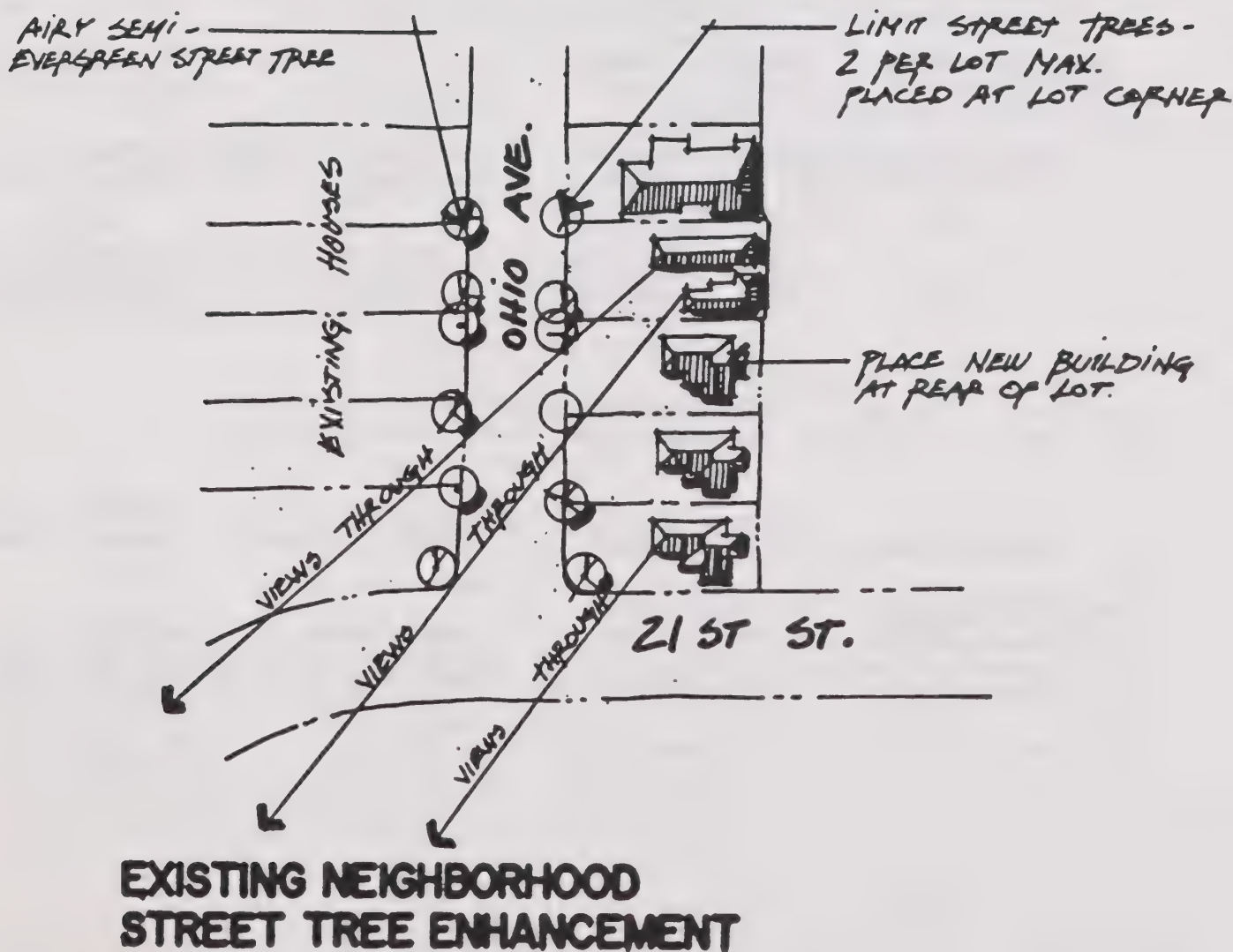
- ▶ View protection;
- ▶ Drought tolerant plants;
- ▶ Native plants;
- ▶ Color;
- ▶ Coverage, density of foliage, and growth to maturity;
- ▶ Erosion control function;
- ▶ Minimal required maintenance.

Figure 10



HILLTOP AREA
VIEW PRESERVATION

EXISTING AREA - P/L ZONE STREET TREE ENHANCEMENT



C. Planning Area Landscape Themes

Creation and reinforcement of unique identities among each of the Planning Areas in the Hilltop Area Specific Plan shall be promoted through implementation of a thematic street tree program and a thematic shrub program, varying the species choice and the arrangement of these from neighborhood to neighborhood. (Refer to Figure 9, "Landscape Plan").

1. Thematic Street Tree Program

- (a) 23rd Street - Special streetscape area with the planting of large accent street trees. Formal spacing shall occur at 40 feet on center along 23rd Street right-of-way.

Suggested Street Tree Species

(* indicates California native)

<u>Botanical Name</u>	<u>Common Name</u>	<u>Leaf Habit</u>	<u>Mature Height</u>	<u>Mature Crown</u>	<u>Attracts Birds</u>
Eucalyptus spp.	Eucalyptus	Evergreen	25 Ft.	20 Ft.	Yes
Juglans hindsii*	California Black Walnut	Deciduous	30-50 Ft.	25 Ft.	Yes
Koelreuteria paniculata	Golden Rain Tree	Deciduous	20-35 Ft.	20 Ft.	Yes
Platanus racemosa*	California Sycamore	Deciduous	40 Ft.+	30 Ft.	
Robinia pseudoacacia	Black Locust	Semi-Ever	40-50 Ft.	30 Ft.	
Tristania conferta	Brisbane Box	Evergreen	30-60 Ft.	30 Ft.	Yes

- (b) Landscape Area 1 - Hilltop Area single and multi-family residential neighborhoods. Informal random placement; spacing maximum of 40 feet on center.

Suggested Street Tree Species

(* indicates California native)

<u>Botanical Name</u>	<u>Common Name</u>	<u>Leaf Habit</u>	<u>Mature Height</u>	<u>Mature Crown</u>	<u>Attracts Birds</u>
Aesculus californica*	California Buckeye	Deciduous	20 Ft.	20 Ft.	
Fraxinus dipetela	Foothill Ash	Deciduous	20 Ft.	15 Ft.	
Laurus nobilis	Sweet Bay	Evergreen	15-40 Ft.	20 Ft.	Yes
Schinus molle*	California Pepper	Evergreen	25-40 Ft.	30 Ft.	Yes

- (c) Landscape Area 2 - Existing neighborhoods. Informal random placement; spacing maximum 40 feet on center.

Suggested Street Tree Species
(* indicates California native)

<u>Botanical Name</u>	<u>Common Name</u>	<u>Leaf Habit</u>	<u>Mature Height</u>	<u>Mature Crown</u>	<u>Attracts Birds</u>
Albizia julibrissin	Silk Tree	Deciduous	25-40 ft.	30 Ft.	Yes
Cercis occidentalis*	Western Redbud	Deciduous	15-20 Ft.	20 Ft.	Yes
Cercocarpus betuloides*	Mountain Mahogany	Evergreen	20 Ft.	20 Ft.	
Lyothothamnus floribundus*	Catalina Ironwood	Evergreen	30-50 Ft.	30 Ft.	Yes

- (d) Landscape Area 3 - Single and multi-family neighborhoods. Informal random placement along street. Spacing maximum 40 feet on center.

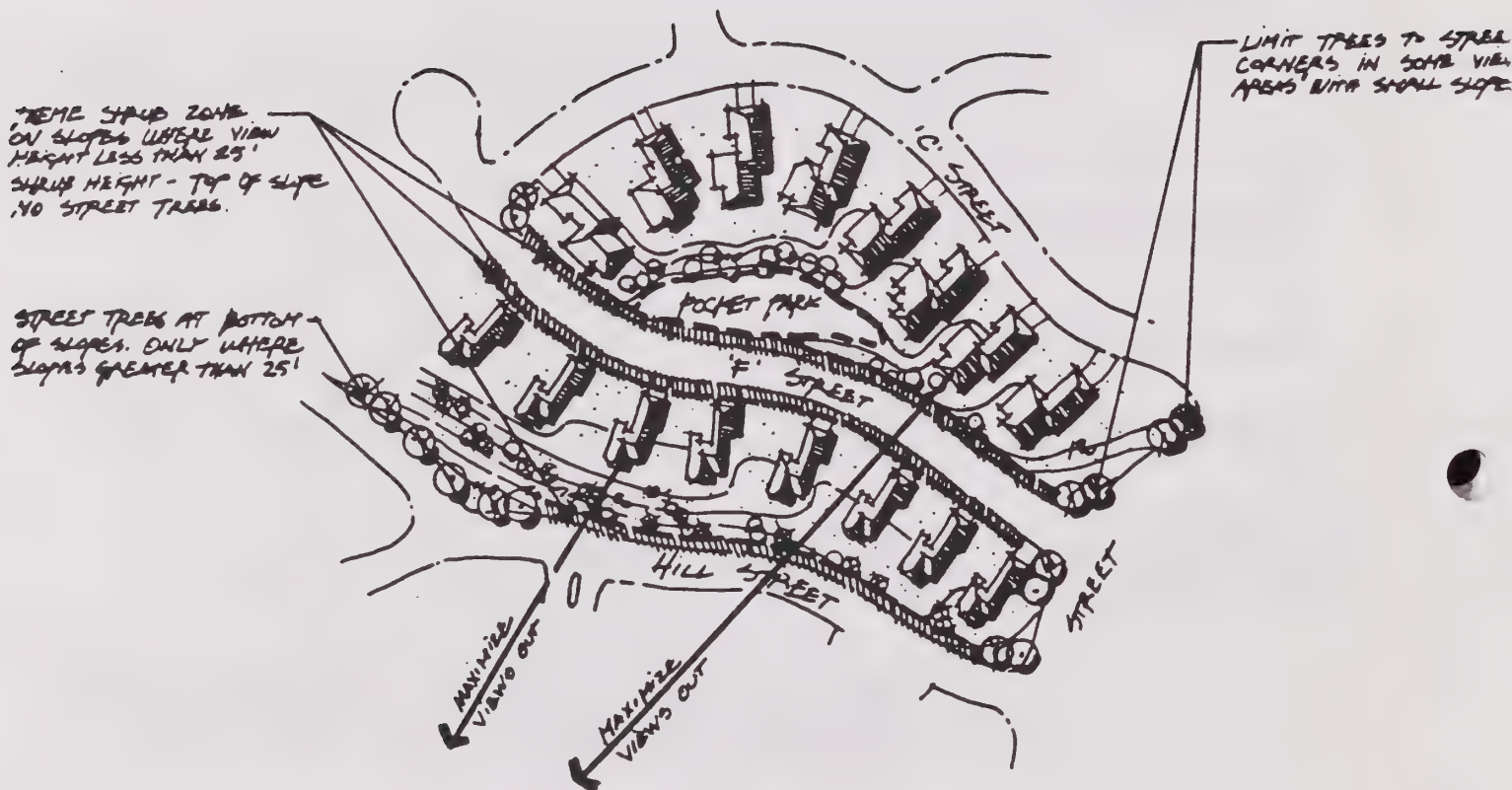
Suggested Street Tree Species
(* indicates California native)

<u>Botanical Name</u>	<u>Common Name</u>	<u>Leaf Habit</u>	<u>Mature Height</u>	<u>Mature Crown</u>	<u>Attracts Birds</u>
Cinnamomum camphora	Camphor Tree	Evergreen	25-50 Ft.	30 Ft.	Yes
Juglans californica*	Southern Calif. Black Walnut	Deciduous	15-30 Ft.	25 Ft.	Yes
Melaleuca armillaris*	Drooping Melaleuca	Evergreen	15-25 Ft.	20 Ft.	
Prunus ilicifolia*	Hollyleaf Cherry	Evergreen	20-30 Ft.	20 Ft.	Yes
Rhus lancea	African Sumac	Evergreen	25 Ft.	15 Ft.	

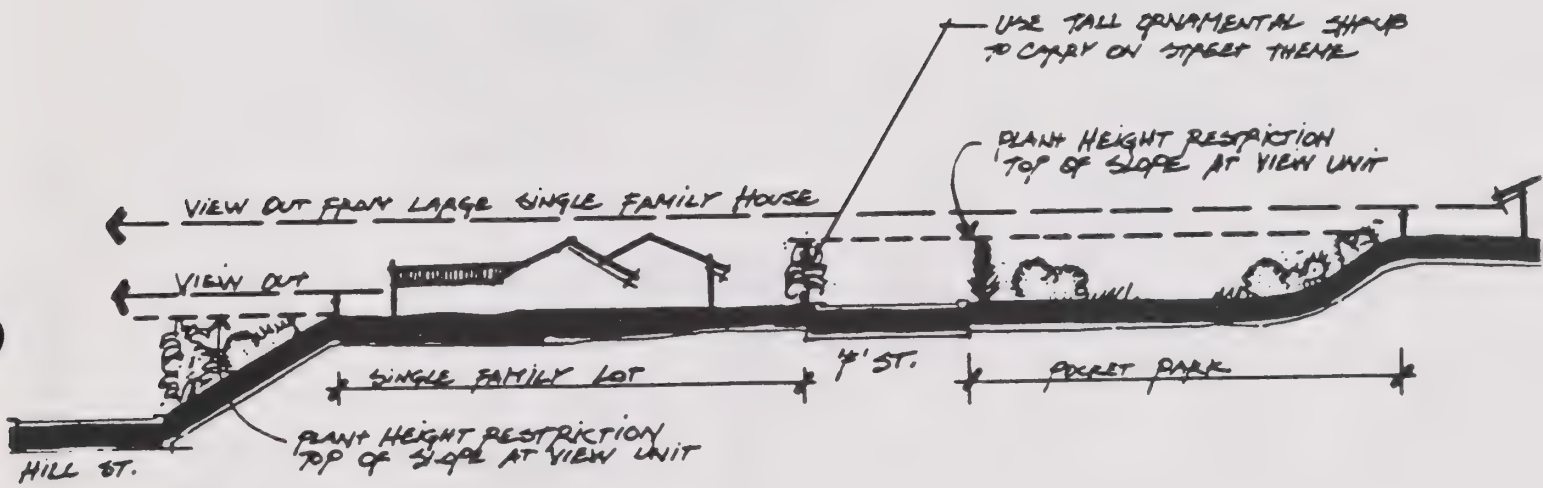
- (e) Landscape Area 4 - Northern most multi-family residential neighborhood. Informal random placement along street. Spacing maximum 40 feet on center.

Suggested Street Tree Species
(* indicates California native)

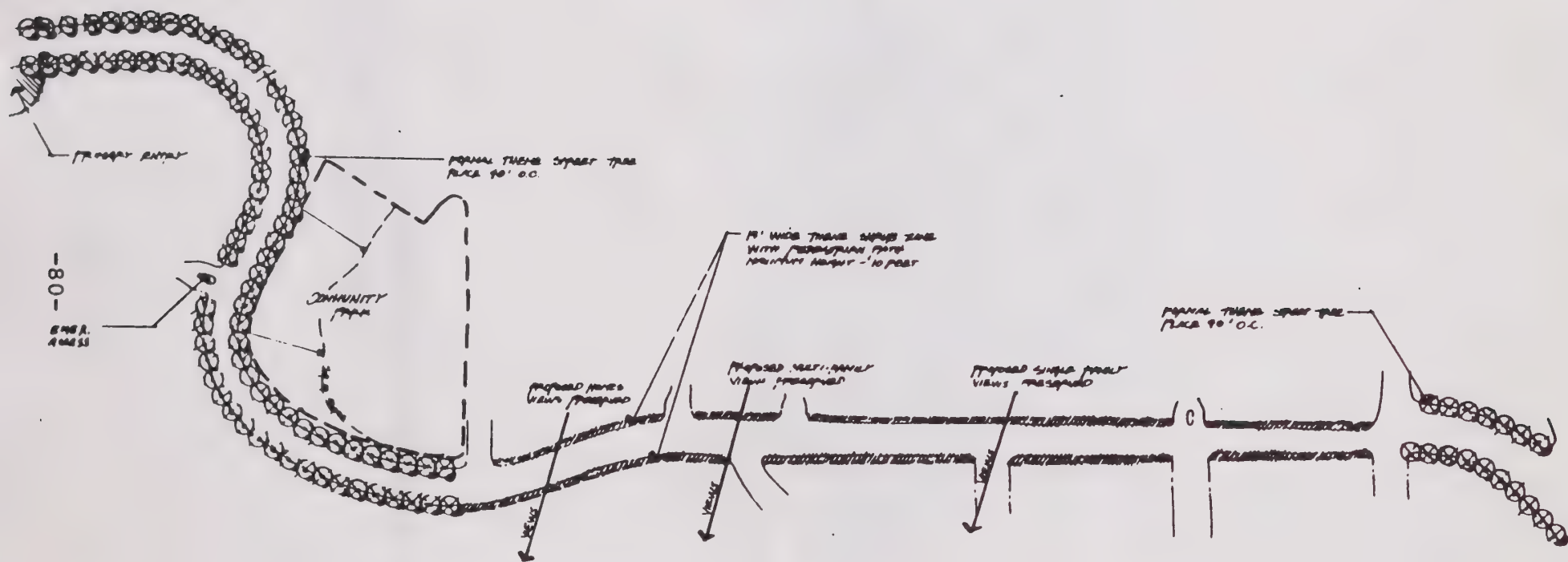
<u>Botanical Name</u>	<u>Common Name</u>	<u>Leaf Habit</u>	<u>Mature Height</u>	<u>Mature Crown</u>	<u>Attracts Birds</u>
Ailanthus altissima	Tree of Heaven	Deciduous	25-50 Ft.	30 Ft.	Yes
Cercocarpus ledifolius*	Curl-Leaf Mountain Mahogany	Evergreen	20 Ft.	15 Ft.	Yes
Melaleuca linariifolia	Flaxleaf Paperbark	Evergreen	25 Ft.	20 Ft.	Yes
Ulmus parvifolia	Chinese Elm	Evergreen	25-50 Ft.	20 Ft.	



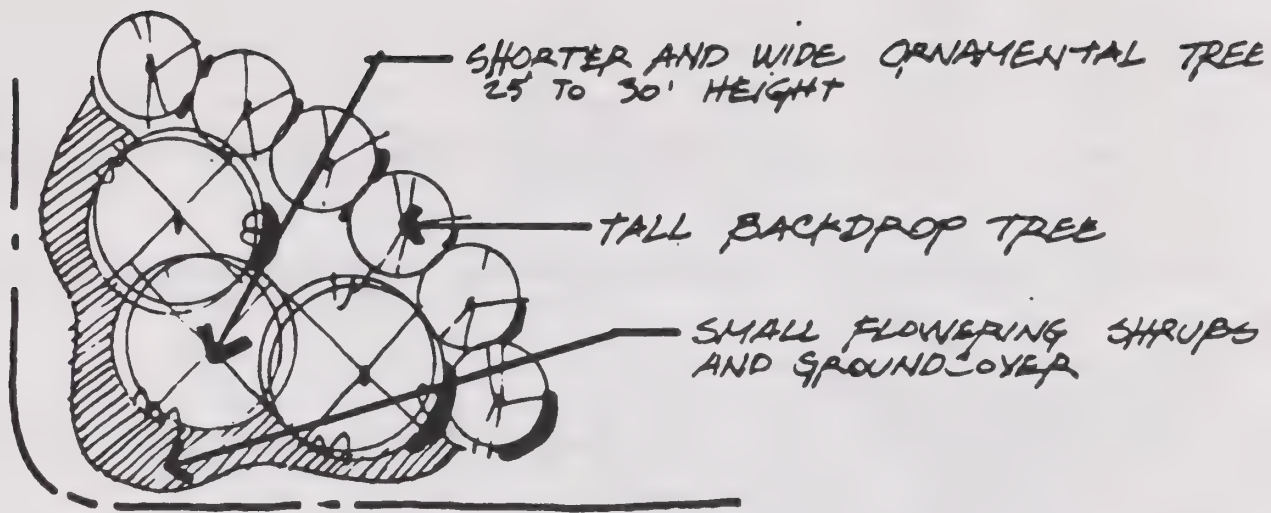
THEME SHRUB TREATMENT



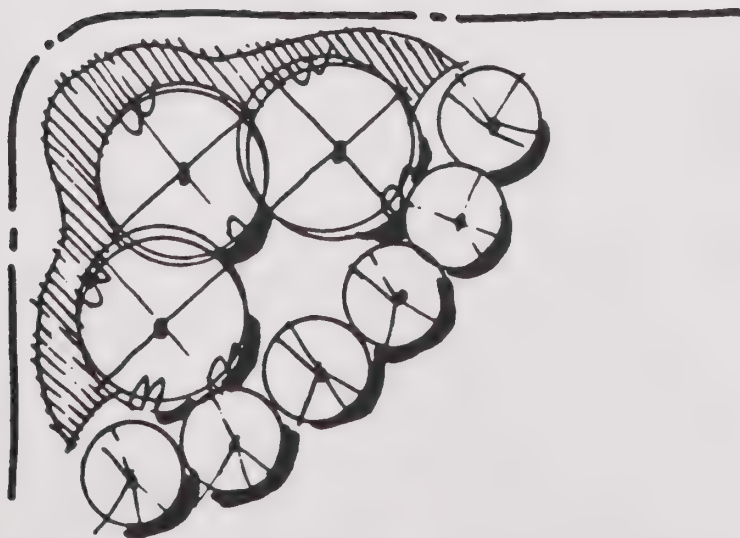
THEME SHRUB TREATMENT



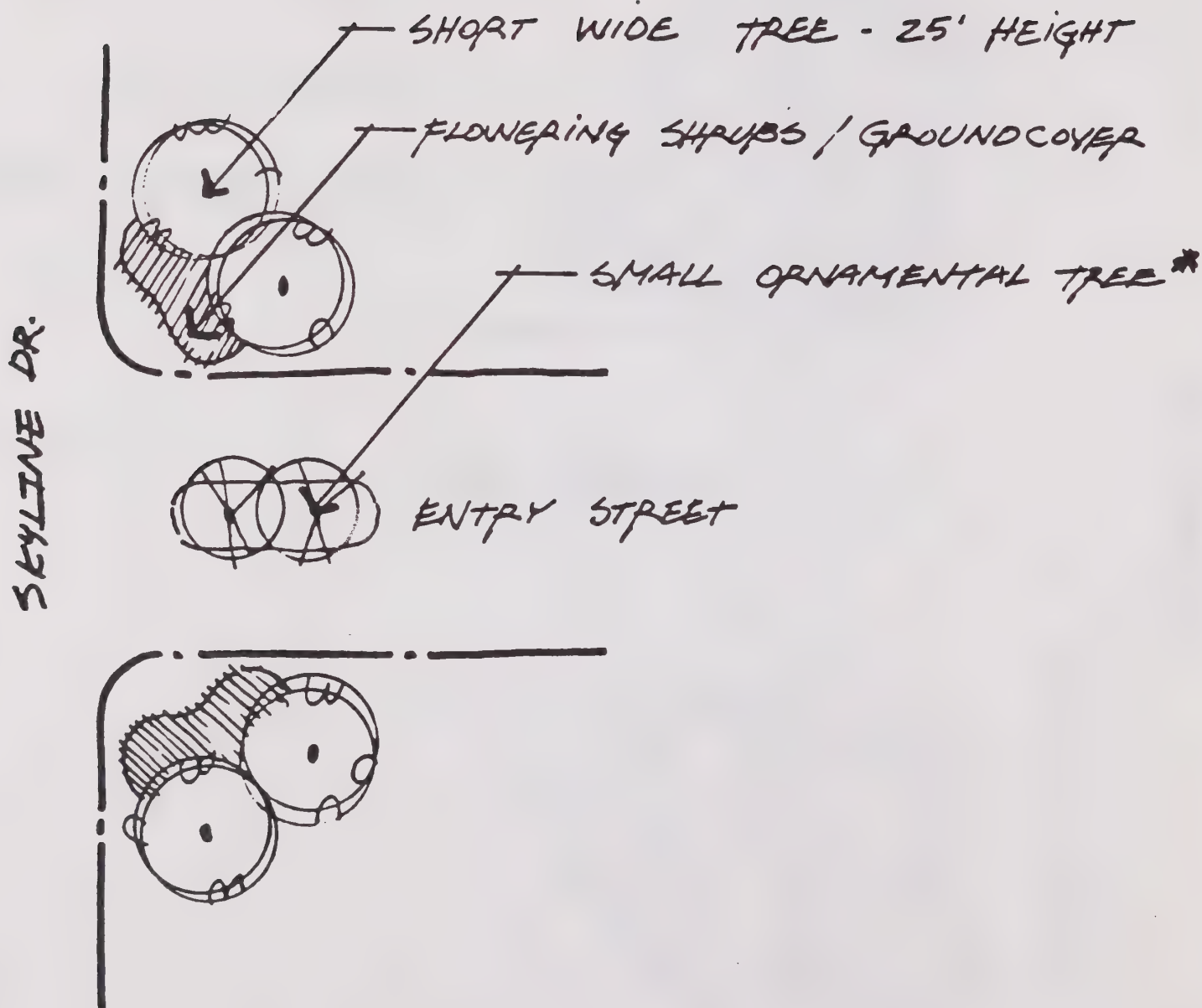
SKYLINE DRIVE STREETSCAPE



SKYLINE DR.



PRIMARY ACCENT FEATURE



SECONDARY ACCENT FEATURE

* Does not apply to Panorama Drive as shown on Figure 8.

- (f) Landscape Area 5 - Single-family residential neighborhood. Informal random placement along street. Spacing maximum 40 feet on center.

Suggested Street Tree Species
 (* indicates California native)

<u>Botanical Name</u>	<u>Common Name</u>	<u>Leaf Habit</u>	<u>Mature Height</u>	<u>Mature Crown</u>	<u>Attracts Birds</u>
<i>Alnus rhombifolia</i> *	White Alder	Deciduous	40 Ft.	30 Ft.	Yes
<i>Pyrus kawakamii</i>	Evergreen Pear	Evergreen	25 Ft.	15 Ft.	
<i>Tristania conferta</i> *	Brisbane Box	Evergreen	30-50 Ft.	25 Ft.	Yes
<i>Umbellularia</i>	California Bay californica*	Evergreen	20-40 Ft.	25 Ft.	Yes

2. Thematic Shrub Program (Refer to Figures 12 A and 12 B, "Theme Shrub Treatment").

This special streetscape treatment occurs in areas along streets where slopes are less than 25 feet in height. Flowering ornamental shrubs and groundcover carry on theme design without the use of street trees. Shrub heights are not to exceed the top of slope in any instance. Areas for this type of street treatment are:

- (a) Along Skyline Drive where views are critical. (See Figure 13, "Skyline Drive Streetscape").
- (b) All other streetscape areas where slopes along the street are less than 25 feet and special theme plantings provide character for the neighborhood.

Suggested Plant Species
(* indicates California native)

- Shrubs -

<u>Botanical Name</u>	<u>Common Name</u>	<u>Attracts Birds</u>
Abelia spp.	Abelia	
Agapanthus africanus	African Lily	
Agrostemma githago	Corn Cockle*	
Artemesia californica	California Sagebrush*	Yes
Bougainvillia spp.	Bougainvillia*	
Calycanthus occidentalis	Western Spice Bush*	Yes
Carpenteria californica	Bush Anemone*	
Diplacus longiflorus	Shrubby Monkey Flower*	
Dyssodia spp.	Santa Barbara Daisey*	
Freesia spp.	Freesia*	
Garrya elliptica	Coast Silktassel*	Yes
Iris spp.		
Pacific Coast Iris*		
Lantana camara	Lantana	
Lonicera spp.	Honeysuckle	Yes
Lupinus spp.	Lupine*	
Mahonia pinnata	California Holly Grape*	Yes
Plumbago auriculata	Cape Plumbago	
Pyracantha spp.	Firethorn*	Yes
Rhamnus californica	California Coffeeberry*	Yes
Rosa rugosa	Ramanas Rose*	
Tecomaria capensis	Cape Honeysuckle	

- Groundcovers -

<u>Botanical Name</u>	<u>Common Name</u>	<u>Attracts Birds</u>
Agapanthus africanus	African Lily	
Bougainvillia spp.	Bougainvillia*	
Cistus spp.	Rockrose	Yes
Dianthus barbatus	Sweet William	
Eschscholzia californica	California Poppy*	
Gazania spp.	Gazania	
Helianthemum nummularium	Sunrose*	Yes
Lonicera spp.	Honeysuckle	Yes
Narcissus spp.	Daffodil	
Rosmarinus officinalis	Creeping Rosemary	Yes
Trachelospermum jasminoides	Star Jasmine*	
Zauschneria californica	California Fuchsia*	Yes

D. Accent Features

Creation of landscape focal points at designated locations will provide drama and contrast throughout the street system in the Hilltop area. (Refer to Figure 9, "Landscape Plan" for locations of accent features).

- (a) Primary Accent Feature - Cherry Avenue/Skyline Drive Intersection. An informal planting arrangement as indicated in Figure 14, "Primary Accent Feature," shall be designed as a visual introduction to the Hilltop. A 15 foot wide landscape strip for accent plantings has been provided along the north side of Skyline Drive as shown on Figure 13, "Skyline Drive Streetscape."
- (b) Secondary Accent Features - Located adjacent to local streets and includes informal planting arrangements similar to, but on a smaller scale than, that for the Cherry Avenue/Skyline Drive intersection as shown in Figure 15, "Secondary Accent Feature;" Secondary accent features shall be designed to provide variety and contrast to the thematic street and shrub plantings.

Suggested Plant Species (* indicates California native)

- Trees -

<u>Botanical Name</u>	<u>Common Name</u>	<u>Leaf Habit</u>	<u>Mature Height</u>	<u>Mature Crown</u>	<u>Attracts Birds</u>
Aesculus californica*	California Buckeye*	Deciduous	10-20 Ft.	15 Ft.	Yes
Callistemon viminalis	Weeping Bottlebrush	Evergreen	20-30 Ft.	15 Ft.	Yes
Cinnamomum camphora	Camphor Tree	Evergreen	25-50 Ft.	30 Ft.	Yes
Erythrina caffra	Coral Tree	Semi-Ever	30-50 Ft.	30 Ft.	Yes
Jacaranda mimosifolia	Jacaranda	Semi-Ever	25-40 Ft.	25 Ft.	Yes
Koelreuteria paniculata	Golden Raintree	Deciduous	20-35 Ft.	20 Ft.	Yes
Lyonothamnus spp.*	Catalina Ironwood	Evergreen	30-50 Ft.	30 Ft.	Yes
Magnolia grandiflora	Magnolia	Evergreen	30 Ft.+	20 Ft.	
Olea europaea	Olive		25 Ft.	25 Ft.	Yes
Prunus lyonii*	Catalina Cherry	Evergreen	25-40 Ft.	25 Ft.	Yes
Schinus molle*	California Pepper*	Evergreen	25-40 Ft.	30 Ft.	Yes

Suggested Plant Species
(* indicates California native)

- Shrubs -

<u>Botanical Name</u>	<u>Common Name</u>	<u>Attracts Birds</u>
Abelia spp.	Abelia	
Agapanthus africanus	African Lily	
Agrostemma githago	Corn Cockle*	
Artemesia californica	California Sagebrush*	Yes
Bougainvillia spp.	Bougainvillia*	
Ceanothus spp.	Ceanothus*	Yes
Calycanthus occidentalis	Western Spice Bush*	Yes
Carpenteria californica	Bush Anemone*	
Diplacus longiflorus	Shrubby Monkey Flower*	
Dyssodia spp.	Santa Barbara Daisey*	
Eriogonum arborescens	Santa Cruz Island Buckwheat*	Yes
Freesia spp.	Freesia*	
Fremontodendron spp.	Flannel Bush*	Yes
Garrya elliptica	Coast Silktassel*	Yes
Iris spp.	Pacific Coast Iris*	
Lantana camara	Lantana	
Lonicera spp.	Honeysuckle	Yes
Lupinus spp.	Lupine*	
Mahonia pinnata	California Holly Grape*	Yes
Plumbago auriculata	Cape Plumbago	
Potentilla arbuscula	Bush Cinquefoil*	Yes
Pyracantha spp.	Firethorn*	Yes
Rhamnus californica	California Coffeeberry*	Yes
Rhamnus crocea	Redberry*	Yes
Rosa rugosa	Ramanas Rose*	
Tecomaria capensis	Cape Honeysuckle	

E. Hilltop Park Landscaping

Design and specifications for landscaping the Hilltop Park shall be provided by the developer(s) as set forth in the Hilltop Area Specific Plan. Landscape design shall incorporate appropriate plant species as listed below, and shall embody the following principles:

- ▶ Light airy "see through" foliage.
- ▶ Colorful flowering characteristics.
- ▶ An 8 foot canopy height clearance along the park view zone. (See Figure 16, "Community Park Edge").
- ▶ Ample shading characteristics where appropriate for picnic and stopping areas.

Suggested Plant Species
(* indicates California native)

- Trees -

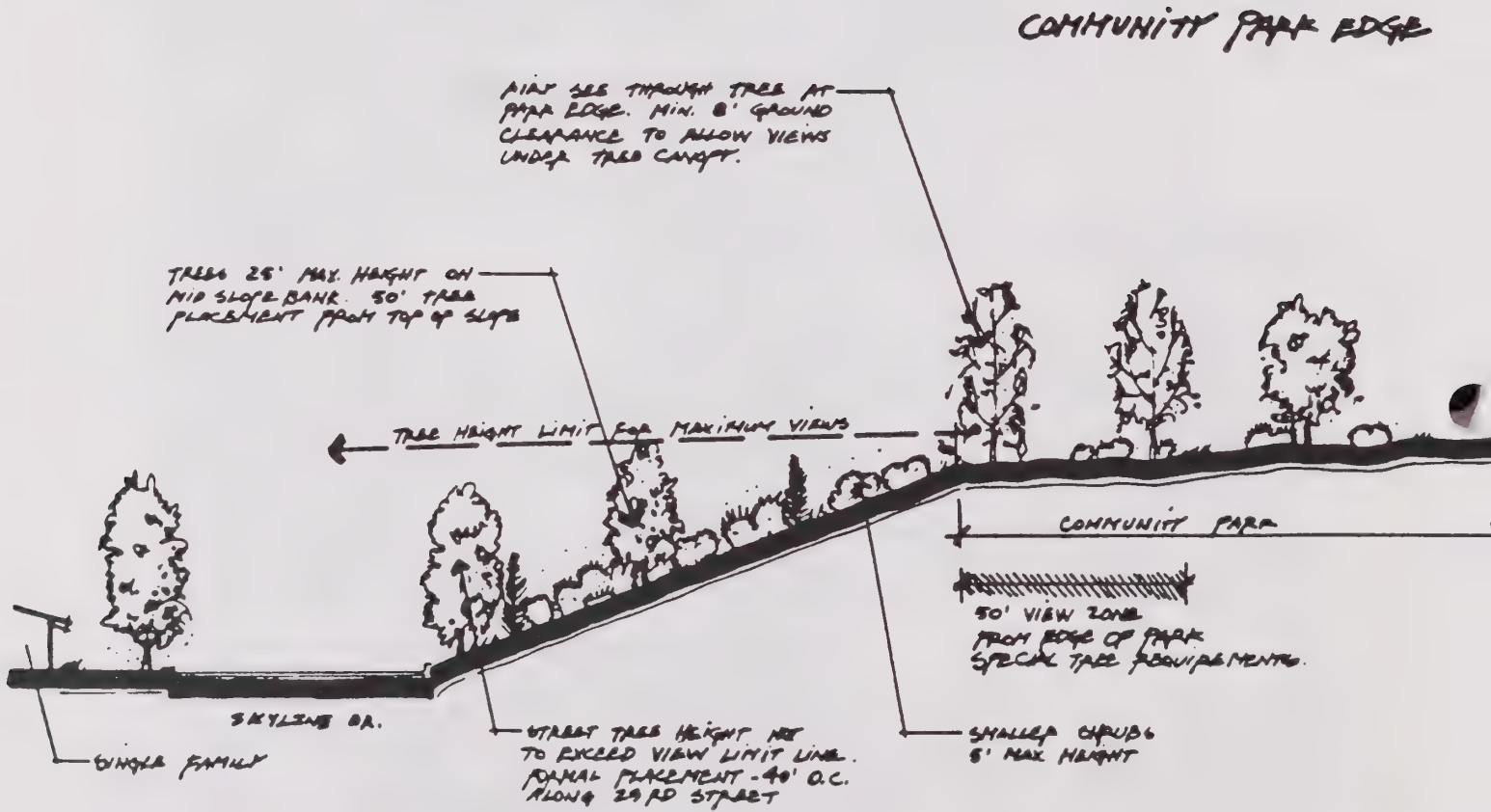
<u>Botanical Name</u>	<u>Common Name</u>	<u>Leaf Habit</u>	<u>Mature Height</u>	<u>Mature Crown</u>	<u>Attracts Birds</u>
Aesculus californica*	California Buckeye*	Deciduous	10-20 Ft.	15 Ft.	Yes
Callistemon viminalis	Weeping Bottlebrush	Evergreen	20-30 Ft.	15 Ft.	Yes
Cinnamomum camphora	Camphor Tree	Evergreen	25-50 Ft.	30 Ft.	Yes
Erythrina caffra	Coral Tree	Semi-Ever	30-50 Ft.	30 Ft.	Yes
Erythrina humeana	Natal Coral Tree	Semi-Ever	20-30 Ft.	20 Ft.	Yes
Eucalyptus spp.	Eucalyptus	Evergreen	25 Ft. +	20 Ft.	Yes
Lyonothamnus spp.*	Catalina Ironwood*	Evergreen	30-50 Ft.	30 Ft.	Yes
Olea Europaea	Olive	Evergreen	25 ft.	25 Ft.	Yes
Sambucus spp.*	Elderberry	Deciduous	10-20 Ft.	15 Ft.	Yes
Schinus molle*	California Pepper*	Evergreen	25-40 Ft.	30 Ft.	Yes

Suggested Plant Species
(* indicates California native)

- Shrubs -

<u>Botanical Name</u>	<u>Common Name</u>	<u>Attracts Birds</u>
Abelia spp.	Abelia	
Agapanthus africanus	African Lily	
Agrostemma githago	Corn Cockle*	
Artemesia californica	California Sagebrush*	Yes
Bougainvillia spp.	Bougainvillia*	
Calycanthus occidentalis	Western Spice Bush*	Yes
Carpenteria californica	Bush Anemone*	
Diplacus longiflorus	Shrubby Monkey Flower*	
Dyssodia spp.	Santa Barbara Daisey*	
Freesia spp.	Freesia*	
Garrya elliptica	Coast Silktassel*	Yes
Iris spp.	Pacific Coast Iris*	
Lantana camara	Lantana	
Lonicera spp.	Honeysuckle	Yes
Lupinus spp.	Lupine*	
Mahonia pinnata	California Holly Grape*	Yes
Plumbago auriculata	Cape Plumbago	
Pyracantha spp.	Firethorn*	Yes
Rhamnus californica	California Coffeeberry*	Yes
Rhus integrifolia*	Lemonade Berry	Yes
Ribes speciosum*	Fuchsia Flowering Gooseberry	Yes
Rosa rugosa	Ramanas Rose*	
Salvia leucophylla*	Purple Sage	
Symphoricarpos albus*	Common Snowberry	Yes
Tecomaria capensis	Cape Honeysuckle	
Trichostema lanatum	Wooley Blue Curls	

Figure 16



COMMUNITY PARK EDGE

Additional Suggested Plant Species
 (* indicates California native)

- Groundcovers -

<u>Botanical Name</u>	<u>Common Name</u>	<u>Attracts Birds</u>
Arctostaphylos spp.	Manzanita*	Yes
Artemesia spp.	Coast Sagebrush*	Yes
Ceanothus spp.	Ceanothus*	Yes
Eriogonum fasciculatum	California Buckwheat*	Yes
Ficus Pumila	Creeping Fig	
Myoporum parvifolium	Myoporum	
Hypericum calycinum	Creeping St. Johnswort	

- Shrubs - (Low height 3-5 feet)

<u>Botanical Name</u>	<u>Common Name</u>	<u>Attracts Birds</u>
Alstroemeria aurantiaca	Alstroemeria*	
Arctostaphylos hookeri	Monterey Manzanita	
Cotoneaster spp.	Rock Cotoneaster	Yes
Encelia californica	California Encelia*	
Erigeron spp.	Seaside Daisy*	
Eriogonum arborescens	Santa Cruz Buckwheat*	Yes
Lavendula angustifolia	Lavender*	
Pennisetum setaceum	Fountain Grass	
Ranunculus spp.	Ranunculus*	
Rapheolepis indica	Indian Hawthorn	

- Shrubs - (Medium height 5-10 feet)

<u>Botanical Name</u>	<u>Common Name</u>	<u>Attracts Birds</u>
Arbutus menziesii	Madrone*	
Arctostaphylos stanfordiana	Stanford Manzanita*	
Atriplex spp.	Saltbush*	Yes
Baccharis pilularis	Coyote Bush*	

- Shrubs - (Tall height 10-18 feet)

<u>Botanical Name</u>	<u>Common Name</u>	<u>Attracts Birds</u>
Arbutus unedo	Strawberry Tree	Yes
Dendromecon rigida	Bush Poppy*	
Heteromeles arbutifolia	Toyon	Yes
Nerium oleander	Oleander	

F. **Pedestrian Trails** (See Figure 17, "Panorama Drive" for trail location on slope).

Design and specifications for landscaping within pedestrian trail rights-of-way shall be provided by the developer(s) as set forth in the Hilltop Area Specific Plan. Landscape designs for pedestrian trails shall embody the following principles:

1. Flowering ornamental shrubs and groundcovers along pathways arranged in clusters at trail intersections.
2. Directional signs and markers incorporating materials utilized in the construction of Hilltop dwelling units.

Appropriate species for pedestrian trail design should be selected from the thematic shrub program and park plant lists in Sections C and E.

G. **Landscaping On Slopes** (See Figure 18, "Landscape Planting Zones On Slopes;" Also refer to Figure 9, "Landscape Plan," Landscape Area 7).

Landscape design themes for slope areas shall be as represented in Figure 18, "Landscape Planting Zones On Slopes," and in accord with the following:

1. Planting Zone 1 - Small shrubs and groundcovers only at tops of slopes. Planting Zone 1 shall extend twenty (20) feet horizontally from the top of any slope and the mature height of shrubs within this zone shall not exceed the top of slope in order that views are not obstructed.
2. Planting Zone 2 - Medium to large shrubs and groundcovers and trees from the plant palette whose mature height does not exceed the tops of adjoining slopes. Planting Zone 2 shall extend approximately thirty (30) to fifty (50) feet horizontally from the lower elevation side of Planting Zone 1.
3. Planting Zone 3 - Trees from the plant palette whose mature height does not exceed the tops of adjoining slopes, medium and large shrubs, and groundcovers. Planting Zone 3 shall extend from the lower elevation side of Planting Zone 2.

H. **Landscape Screening Of Off-Site Structures** (See Figure 19, "Off-Site Screens").

Landscape screens shall be planted at the base of slopes adjoining existing structures to minimize their visual impact on views from higher elevations in accord with the following principles:

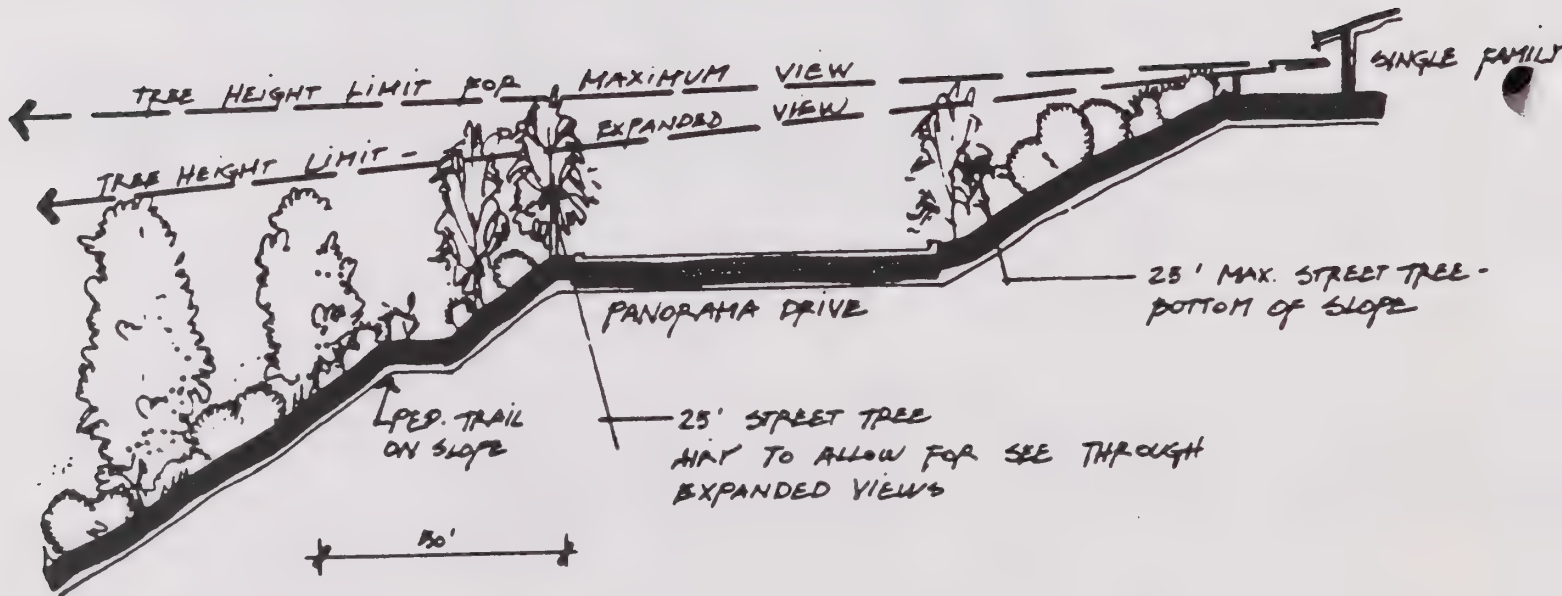
1. Plant screen wall of trees including species indicated for such use within the first twenty (20) feet in the Hilltop Area Specific Plan area adjoining such off-site structures; and
2. Plant screen wall of tall shrubs including species indicated for such use within the first twenty (20) feet in the Hilltop Area Specific Plan area adjoining such off-site structures.

I. **Landscape Screening of Structures**

Landscape screens using species from the plant palette shall be planted in front of structures to soften and enhance their visual impact within the Hilltop Area in accord with the following principles:

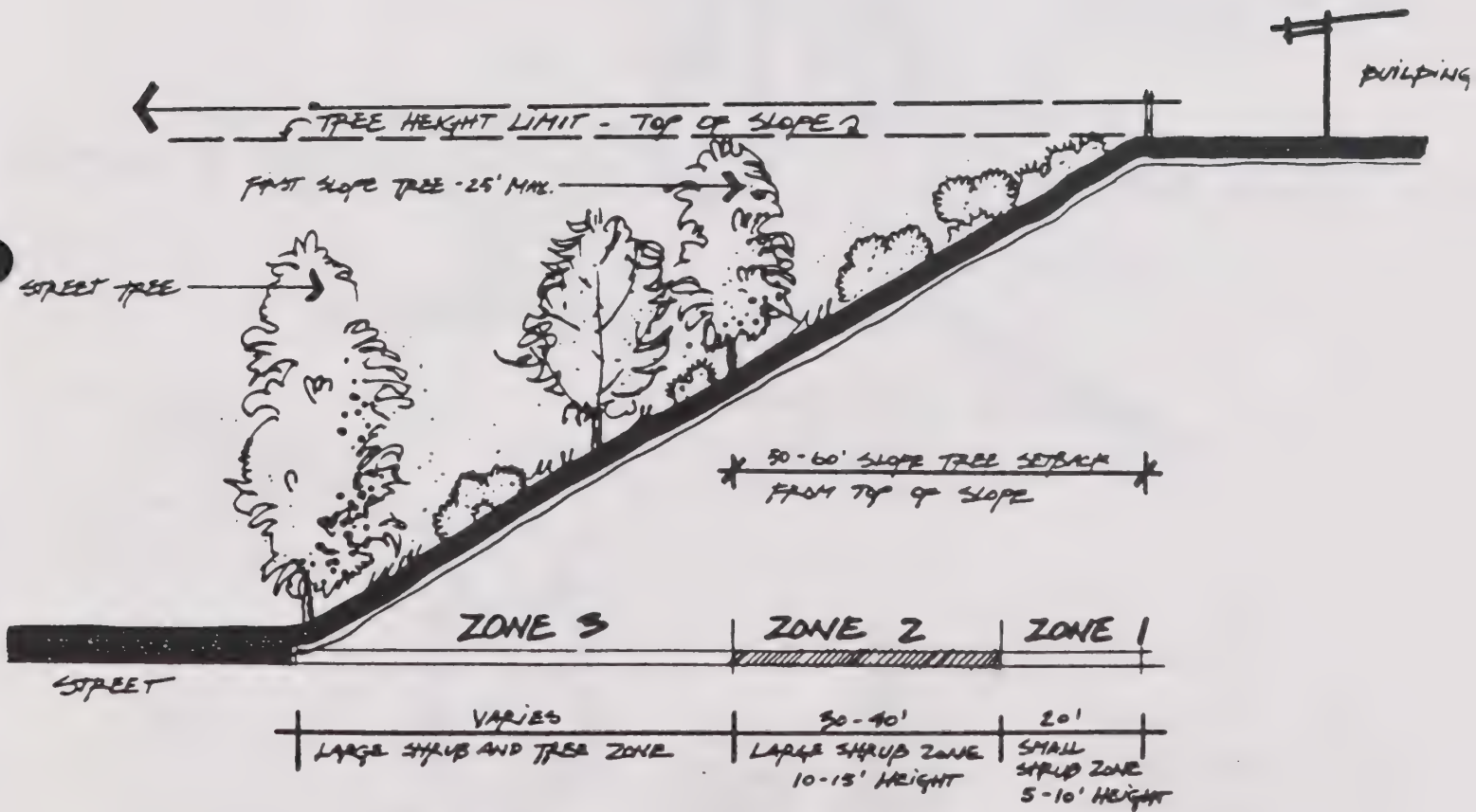
1. Plant a double street tree screen to soften the impact of buildings which are located off-site on the perimeter edge of the Hilltop development. (See Figure 20 "On-Site Screens").
2. Use screens in three separate planting areas around multi-family buildings to soften the streetscape impact of structures. (See Figure 21, "Multi-Family Screening").

PANORAMA DRIVE (WITH NORTH SLOPE PEDESTRIAN TRAIL)

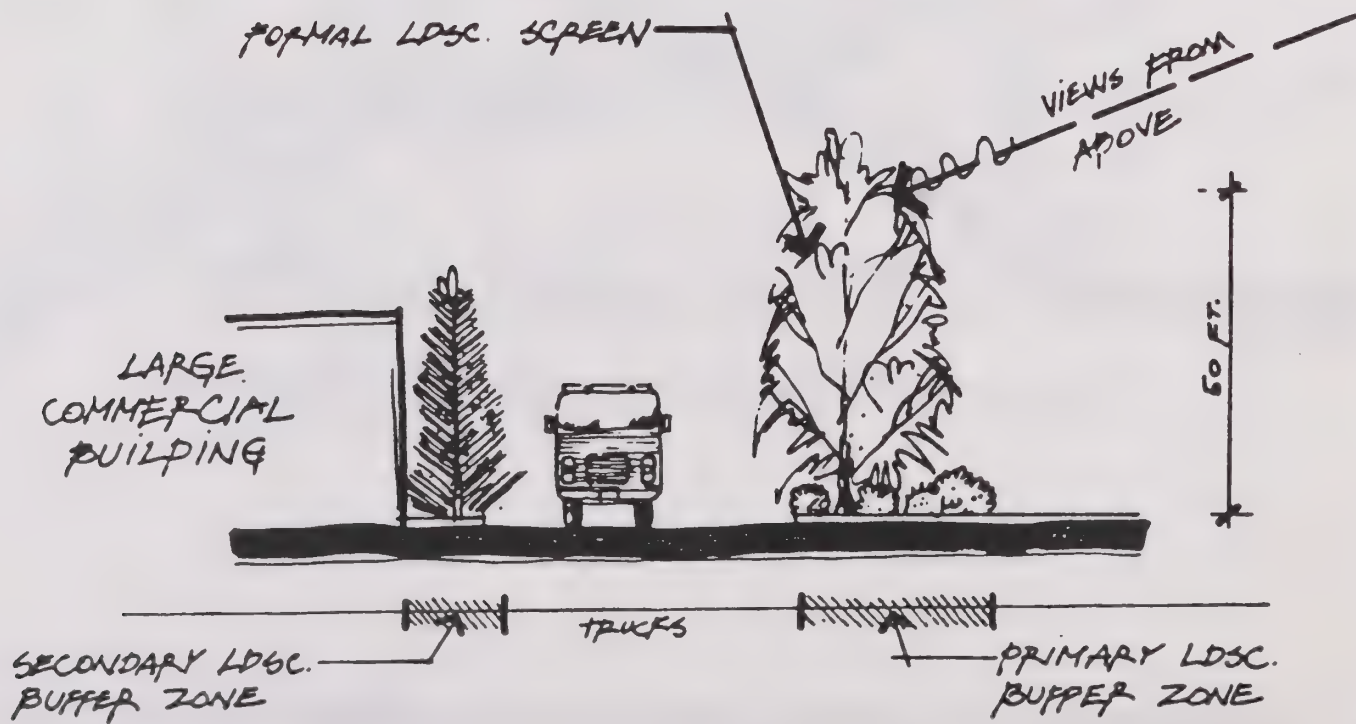
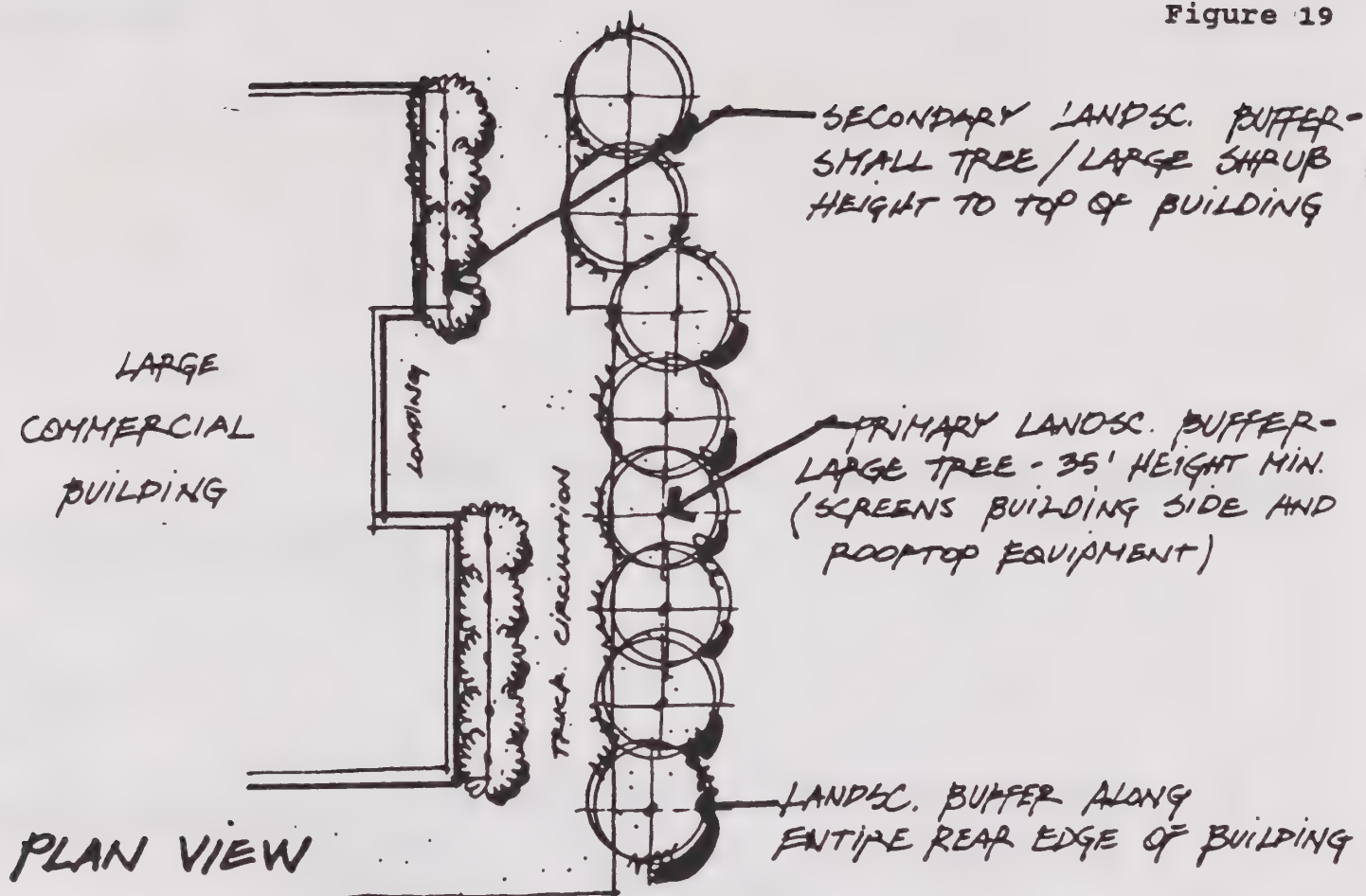


PANORAMA DRIVE

LANDSCAPE PLANTING ZONES ON SLOPES TYPICAL DIAGRAM

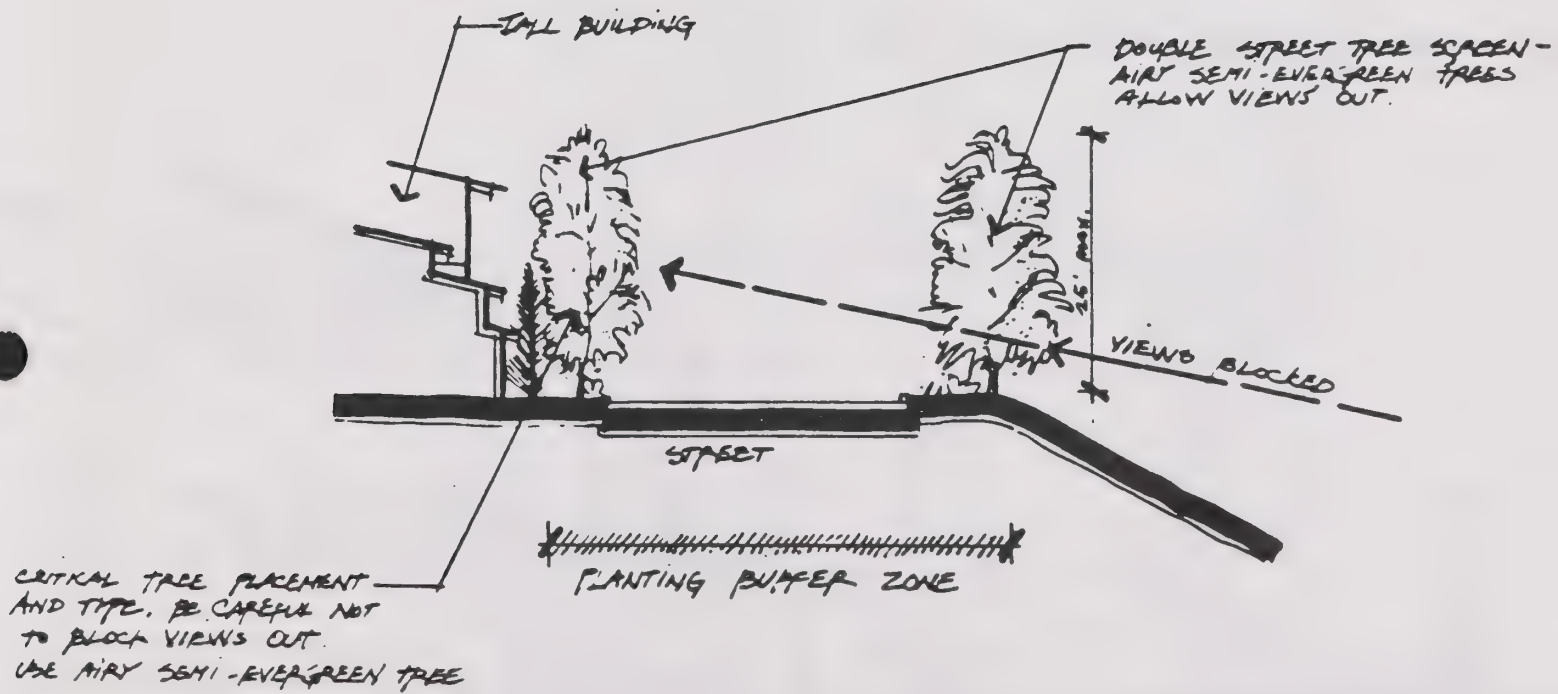


LANDSCAPE PLANTING ZONES ON SLOPES



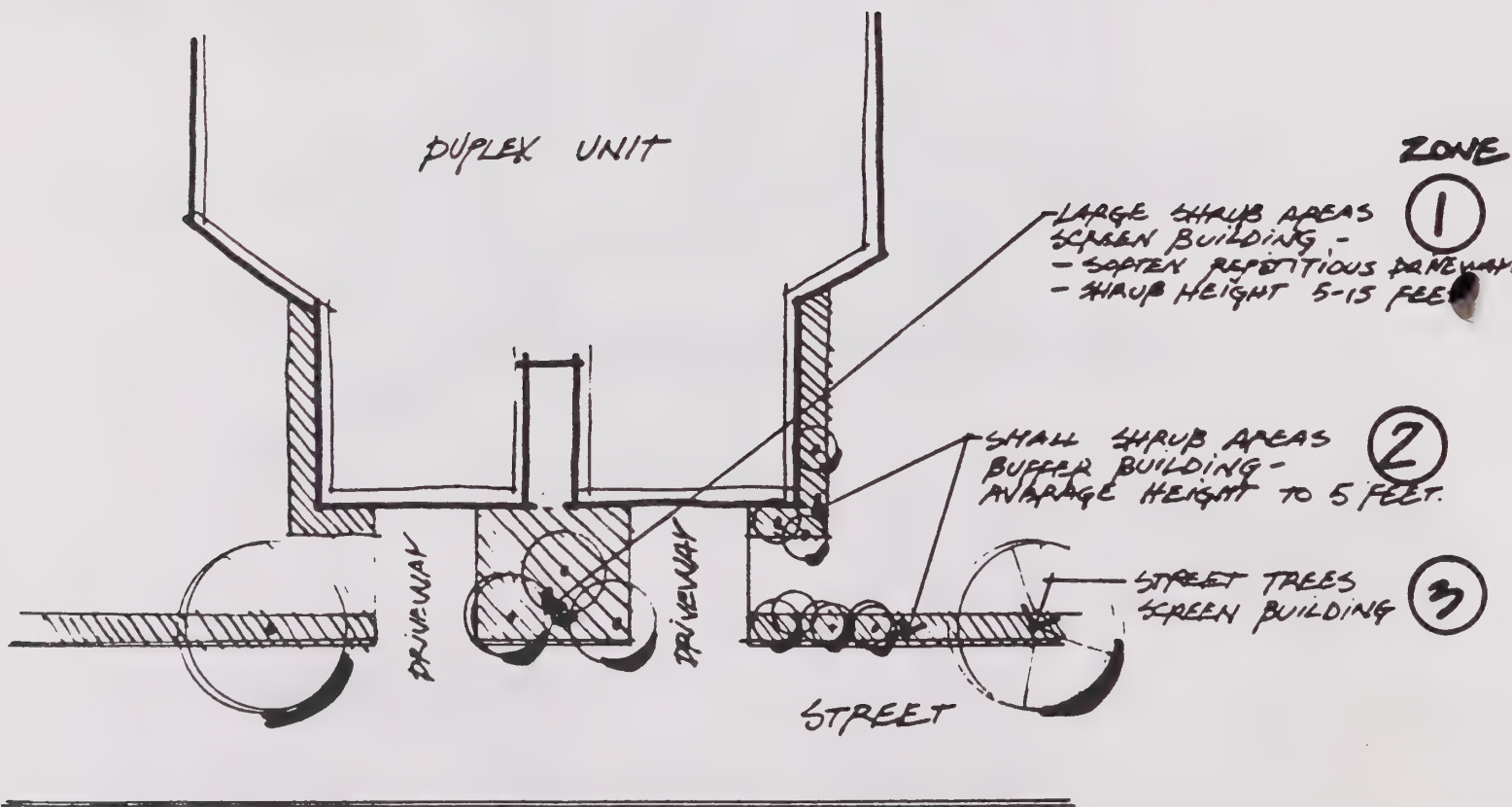
SECTION

OFF-SITE SCREENS

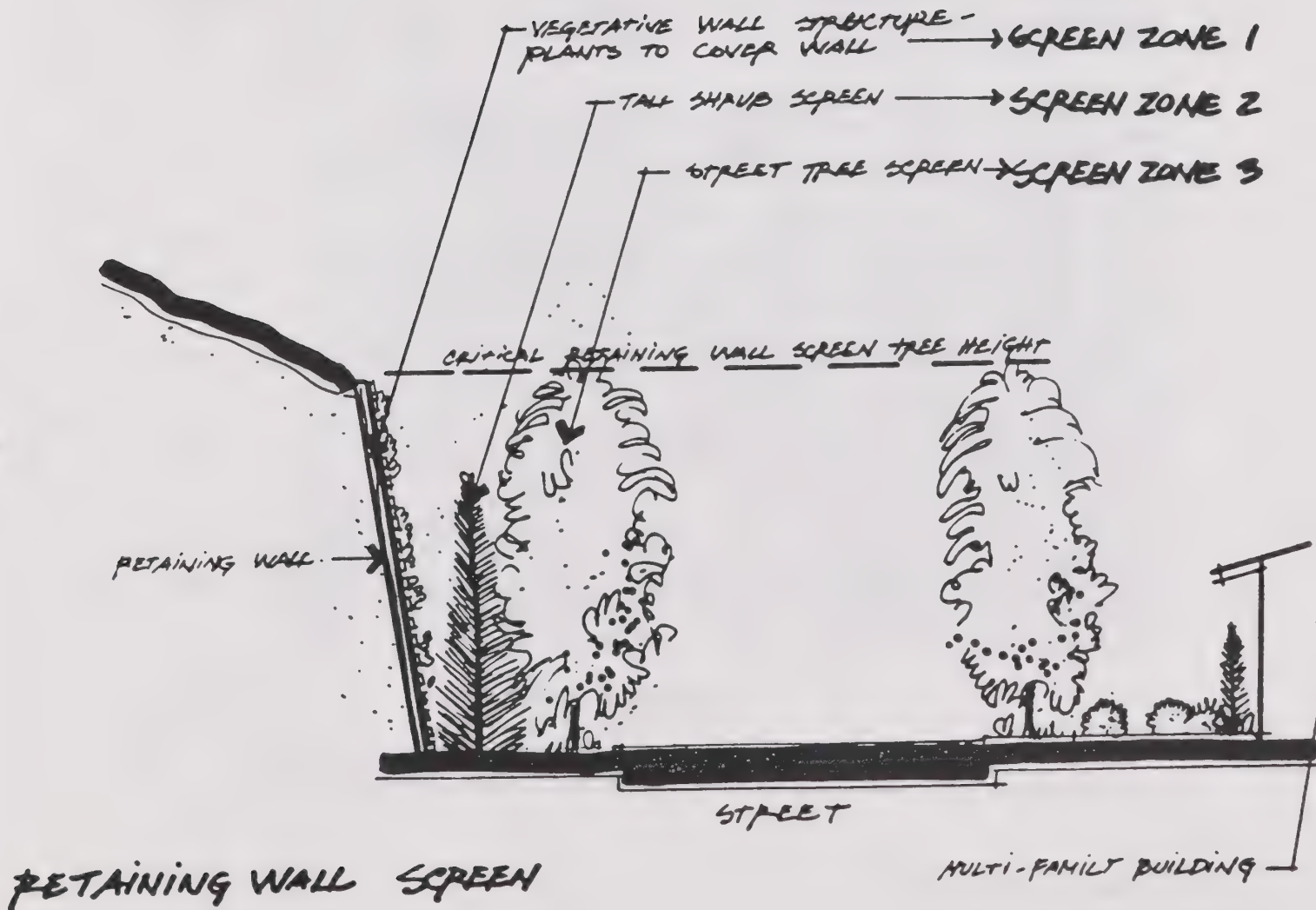


ON-SITE SCREENS

ON-SITE SCREENS



MULTI-FAMILY SCREENING



RETAINING WALL SCREENING

J. Landscaping of Crib and Retaining Walls

Retaining and crib walls in the Hilltop area shall be interlocking planter type which allow the installation of plant material directly on the wall itself. In addition to the use of trailing vines and groundcovers, shrubs and trees shall be used at the base of the walls for further enhancement. (See Figure 22, "Retaining Walls Screening.")

Suggested Plant Species (*indicates California native)

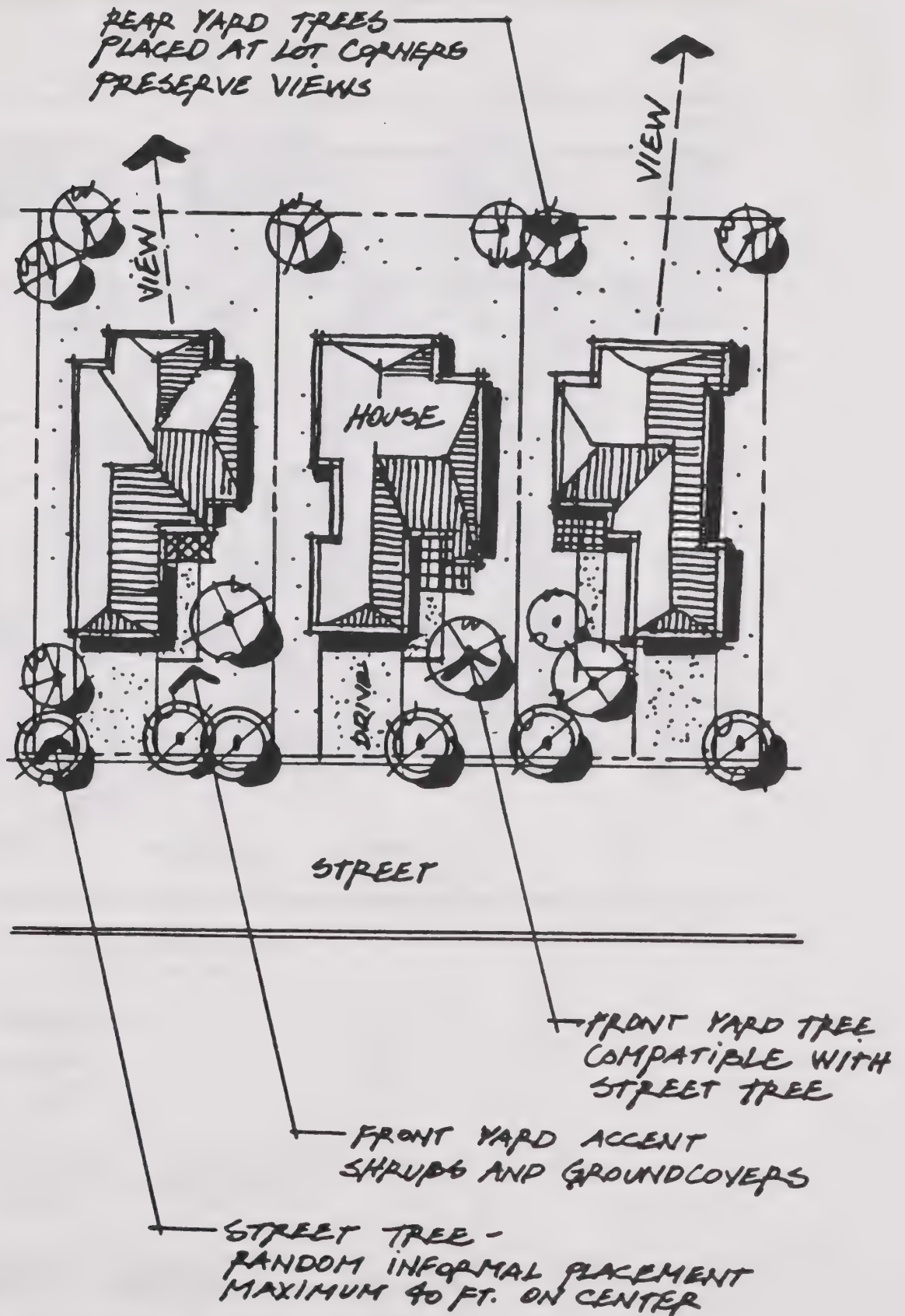
- Vines and Groundcovers -

<u>Botanical Name</u>	<u>Common Name</u>	<u>Attracts Birds</u>
Anemopaegma chamberlaynii	Yellow Trumpet Vine	
Beaumontia grandiflora*	Hearld's Trumpet	
Bougainvillia spp.	Bougainvillia	
Ceanothus spp.	Ceanothus	Yes
Cissus trifoliata	Cissus	
Clematis armandii	Evergreen Clematis	Yes
Clytostoma callistegiodes	Violet Trumpet	
Distictis buccinatoria	Blood-Red Trumpet Vine	
Ficus pumila	Creeping Fig	
Lonicera sempervirens	Trumpet Honeysuckle	Yes
Macfadyena unguis-cati	Cat's Claw	
Mandevilla 'Alice du Pont'	Mandevilla	
Muehlenbeckia complexa	Wire Vine	Yes
Passiflora alatocaerulea	Passion Vine	
Pyrostegia venusta	Flame Vine	
Rosmarinus officinalis	Creeping Rosemary	Yes
Stigaphyllon littorale	Orchid Vine	
Tetrastigma voinieranum	Tetrastigma Vine	Yes
Thunbergia grandiflora	Sky Flower	
Trachelospermum jasminoides	Star Jasmine	

- Shrubs and Trees -

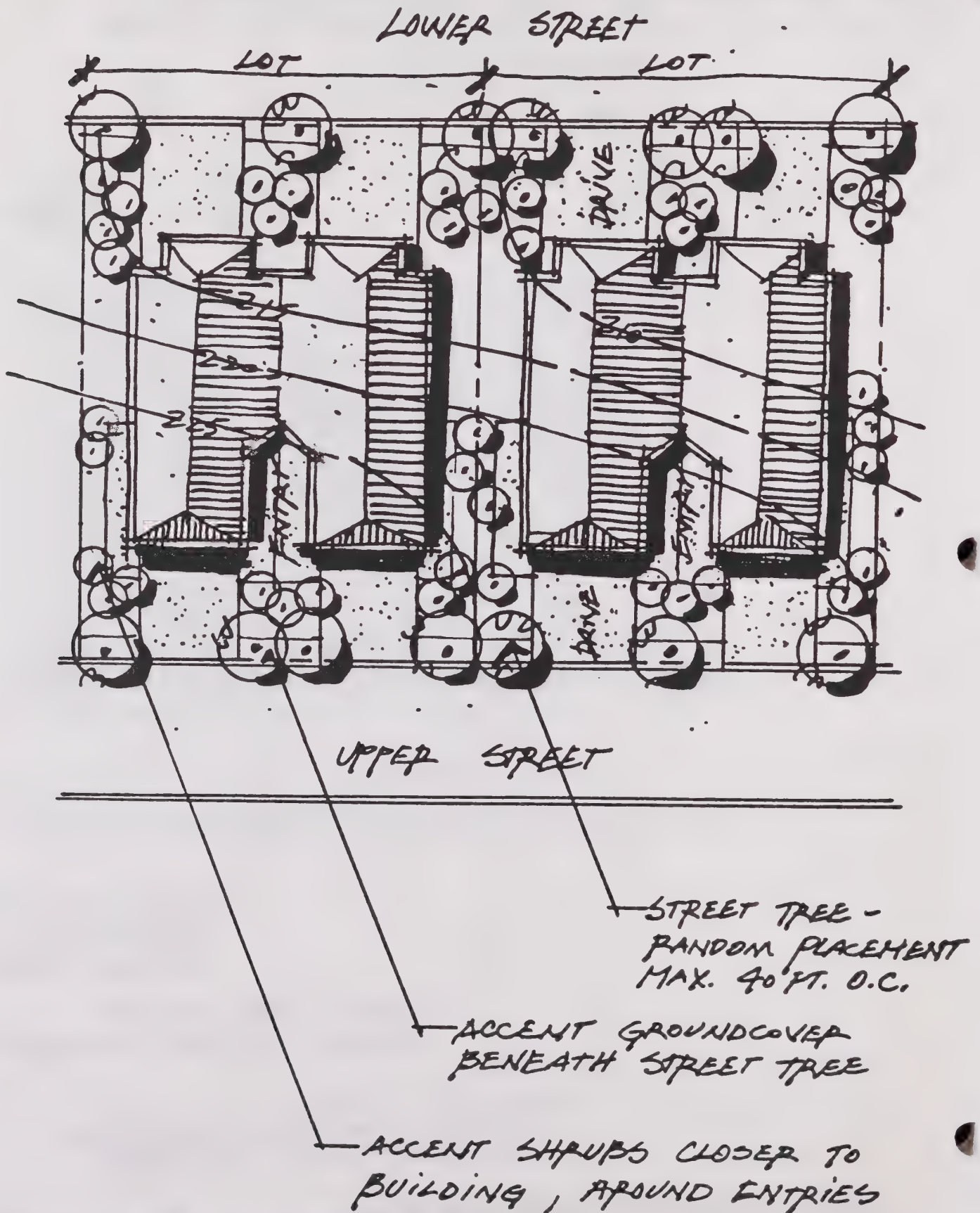
(Use appropriate species from suggested plant and tree species indicated herein.)

SINGLE FAMILY PLANTING DESIGN



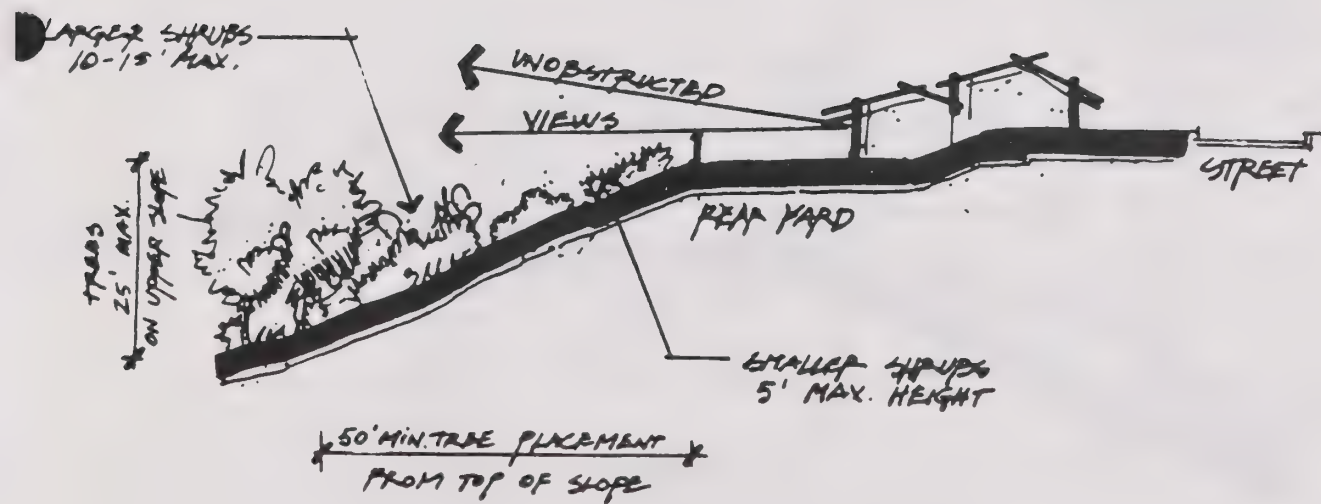
SINGLE FAMILY PLANTING DESIGN

MULTI-FAMILY PLANTING DESIGN



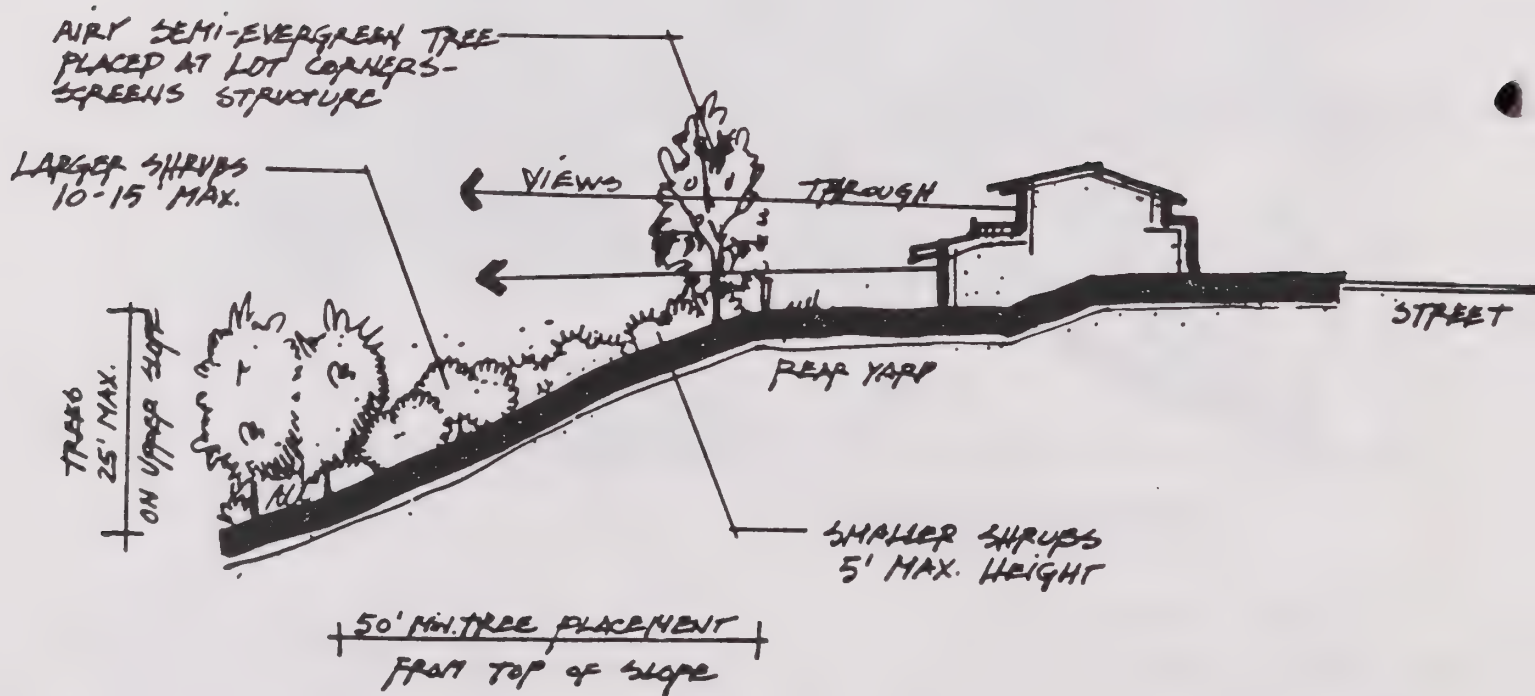
MULTI-FAMILY PLANTING DESIGN.

VIEWS - SINGLE FAMILY



VIEWS -- SINGLE FAMILY

VIEWS - MULTI-FAMILY



VIEWS -- MULTI-FAMILY

- K. **Landscaping of Homesites and Private Open Spaces such as Courtyards and Private Condominium or Townhome Yards** (See Figures 23 & 24, "Single-Family Planting Design" and "Multi-Family Planting Design.")

Designs and specifications for shrubs and ground covers within individual single and multi-family lots shall be at the discretion of the homeowner according to the suggested Hilltop plant palette and subject to approval by the approving body.

Trees shall be planted according to the following principles:

1. Front yard - Minimum of one tree as selected from overall Hilltop plant palette, compatible with street tree species. Slope planting as in Figure 25, "Views-Single Family."
2. Rear yard - Trees only at lot corners where significant views occur.
3. Multi-Family Rear Yard - Use light, airy foliage type trees as in Figure 26, Views-Multi-Family."

L. **Minimum Plant Size Requirements**

<u>Plant Use</u>	<u>Minimum Size</u>
Primary Entry Tree	36 inch box
Secondary Entry Tree	30 inch box
Formal Street Tree (Skyline Drive)	36 inch box
Neighborhood Street Tree	30 inch box
Trees on slopes	15 gallon
Trees in residential lots	15 gallon
Trees used as plant screens	30 inch box
Accent shrubs - streets and entries	5 gallon
Shrubs on parks, trails, and slopes	5 gallon
Shrubs used as plant screens	10 gallon
All ground covers*	1 gallon

* Approval of approving body required for ground cover plants from 5 inch pots or flats.

M. Irrigation

Consistent and even water coverage is essential to positive establishment and growth of plant materials.

Developer(s) of properties subject to the requirements of the Hilltop Area Specific Plan shall provide schematic plans including plant material layout and identification of all species and sizes of plant materials for all landscaped areas as part of application for Site Plan and Design Review as in Municipal Code Section 20.52 and shall comply with all requirements therein.

N. Erosion Control

Every effort should be made to facilitate fast and efficient establishment of plant materials, especially in slope areas where the potential for erosion exists. A key consideration in such areas shall be the selection of appropriate species from the plant palette whose root systems are dense and strong so as to mitigate potential erosion. To implement this requirement, a schematic landscaping and irrigation plan shall be submitted by the project developer for review and approval in accordance with Site Plan and Design Review. The use of state-of-the art erosion control materials as a top soil stabilizer is required on slope areas. A design of landscaping for each development within the project area, shall be coordinated to enhance the visual quality of the site. A complete landscaping and irrigation plan shall be submitted by the project developer for review and approval at the time of submission of working drawings.

O. Hilltop Park Landscaping

Design and specifications for landscaping the Hilltop Park shall be provided by the developer(s) as set forth in the Hilltop Area Specific Plan incorporating appropriate selections from the suggested tree and plant species and subject to review and approval by the approving body.

XI. DEVELOPMENT IMPACT FEES

Development of any property or properties within the Hilltop Area Specific Plan shall be subject to all fees and/or dedications as provided in Chapter 21.12 of the Municipal Code, except as may be modified pursuant to a certain "Agreement to Conduct Planning Studies..." originally executed on December 13, 1990, and as subsequently amended and on file with the Department of Planning and Community Development. School Fees shall be in accordance with State Law.

XII. FISCAL IMPACT ANALYSIS

Development of any property or properties within the Hilltop Area Specific Plan shall be subject to preparation of a Fiscal Impact Analysis as set forth in Signal Hill General Plan Section VII., Implementation Program Number 15.

XIII. SUBMITTAL REQUIREMENTS

Development applications submitted pursuant to the Hilltop Area Specific Plan shall be in such form and include such information as in Title 18 and Chapter 20.52 of the Signal Hill Municipal Code.

Because of the magnitude of contemplated Hilltop Area development and related infrastructure improvements, comprehensive planning and the potential for project phasing as in Section XIV require that each tentative tract map application encompass all parcels owned or controlled by the applicant within the respective Planning Area as defined in Section II.A, including all subareas. In addition, each tentative tract map application shall include all studies, plans, and documentation as required in the Hilltop Area Specific Plan for the following:

- A. Phasing plan showing the boundaries of all tentative tract maps necessary to accommodate future build-out of the proposed project;
- B. Pedestrian Easement Plan as referenced in Section VII.D.1 herein;
- C. Improvement Studies as required herein and pursuant to Municipal Code Chapter 21.12;
- D. Architectural elevations of streetscapes in areas where proposed construction adjoins existing dwelling unit(s) and/or as subsequently may be required by the approving body;
- E. Soils analysis for purposes of ascertaining extent of contamination, if any, and remediation plan for removing contamination for review by and subject to approval of a consultant chosen by and under the direction of the City, all at developer's expense;
- F. Model(s) of proposed development(s) as may be required by the approving body;
- G. Slopes; and
- H. Grading Plan showing finished grades for the Planning Area and adjoining areas.

XIV. PHASING REQUIREMENTS

A. General

The Hilltop Specific Plan contemplates a coordinated overall development of the various component planning areas identified herein. The extensive scope of the project will require coordination of public infrastructure improvements for the various planning areas. Many public facilities to be constructed will serve more than one, or all, of the planning area developments. Circulation, drainage, and water system improvements will have to be coordinated between prior and succeeding phases of construction, and will have to be integrated with the City's existing infrastructure.

To balance the need for comprehensive planning and potential phasing demands, the City will permit development applications for each of the separate Planning Areas identified (i.e. Summit, Highlands, Canyon, and North Slope) in Section II.A herein. Application for any development approvals for any part of any Planning Area, excluding only individual development applications on parcels where no subdivision or resubdivision is required and where no major infrastructure improvements are required, must include all of the following:

1. Master Site Plan for Entire Planning Area

This Master Site Plan will demonstrate conceptually the development of the entire Planning Area, including areas owned by the developer and those owned and controlled by other parties. The Master Site Plan shall reflect coordinated development throughout the Planning Area, and indicate all required public infrastructure improvements.

2. Master Planning Area Tentative Tract Map Application

The Master Planning Area Tentative Tract Map Application shall be a tentative tract map application meeting all applicable requirements of the Subdivision Map Act and the Signal Hill Municipal Code, and shall include all property owned or controlled by the developer within the Planning Area. The Master Planning Area Tentative Tract Map Application shall be accompanied by an Improvement Study meeting the requirements of Chapter 21 of the Municipal Code, which once approved will fix the location and nature of area-wide improvements, and allocate timing and contribution levels required for each phase. The Master Planning Area Tentative Tract Map Application shall include a phasing plan to be approved by the City, for development of all property owned or controlled by the developer within the Planning Area. The Master Planning Area Tentative Tract Map application shall also include any proposed Implementation Agreement, which Implementation Agreement must encompass all land owned or controlled by the developer within the Planning Area. Approval of any Master Planning Area Tentative Tract Map

Application may be conditioned on the submission of complete Master Planning Area Tentative Tract Map Applications for all Planning Areas. The City may impose conditions on any Master Planning Area Tentative Tract Map to implement any phasing plan approved by the City. Thereafter, final tract maps may be recorded for subareas or smaller final tract map areas ("Final Tract Map Areas") included within the approved Master Planning Area Tentative Tract Maps, so long as the recorded maps for such Final Tract Map Areas are consistent with the approved phasing plan, and so long as all conditions of the Master Planning Area Tentative Tract Map relative to such Final Tract Map Areas have been fulfilled.

B. Backbone Infrastructure; Slopes

The major infrastructure improvements, including the backbone circulation improvements, mass grading, and major slope areas visible from public streets, shall be improved as a part of the first phase of development within any Planning Area, even if the first Final Tract Map Area is only for a portion of the Planning Area, unless otherwise provided in an approved phasing plan for the installation of such improvements as a part of the Improvement Study approved in connection with the Master Planning Area Tentative Tract Map. The City acknowledges a phased implementation of infrastructure improvements will be required in Planning Area 4. Improvement of slope areas shall include installation of drainage, irrigation, landscaping and trail improvements, if any.

Slope areas are especially sensitive for erosion control, slope stability and aesthetics. Therefore, those slope areas within each Final Tract Map Area of each Planning Area not improved in accordance with the above paragraph, shall be completed and in accordance with the Grading Standards of the City and the Landscaping Standards in Section X herein before issuance of any certificates of occupancy for such Final Tract Map Area.

C. Implementation Agreement

While it would generally be desirable for all public infrastructure to be constructed as early as possible in the development process, marketing and financing constraints may make it impractical to require all public improvements at the outset of the first phase of the development. More detailed technical study is required, including appreciation of the development constraints operating on the developer, in order to develop an adequate phasing plan addressing the needs of the City and its citizens, the future occupants of the project, and the developer, before a phasing plan can be finally established. As provided in Article I of the Specific Plan, a phasing plan shall be developed meeting the criteria specified therein. Moreover, consistent with such Phasing Plan, the Specific Plan contemplates, and hereby specifically

authorizes, the City and the developer to enter into a separate Implementation Agreement regarding public dedication and improvement requirements for the Specific Plan Area. The matters authorized to be covered in an Implementation Agreement are as follows:

- ▶ Substandard and New Street Improvements;
- ▶ Hilltop Park design, dedication and improvement;
- ▶ Hilltop Park Trail design, dedication and improvement;
- ▶ Pedestrian Trail design, dedication and improvement;
- ▶ Water system improvements, including the Hilltop Reservoir;
- ▶ Master Drainage Plan Improvements;
- ▶ Model home construction;
- ▶ Phasing of submission, processing and approval of subdivision maps, issuance of permits and construction of residential units;
- ▶ Development of a Bicycle Trail Plan; and
- ▶ Phasing of other public infrastructure improvements.

The Implementation Agreement may deal with funding issues for all of the above, including credits against developer impact fees, reimbursement agreement provisions, public financing, and the like.

D. Hilltop Reservoir and Water System Improvements

As indicated in the City's Water System Master Plan, infrastructure for water conveyance and delivery systems on the Hilltop is lacking. Areas within the Zone II and Zone III pressure systems as identified in the City's Water Master Plan are served by the Temple Booster Pumps, which are old and unreliable. The lack of necessary storage, and condition of these facilities call into question the system's ability to deliver water at volumes and pressure necessary to maintain minimum fire flow requirements for future development. The sources of supply from the Metropolitan Water District can be unreliable or cost prohibitive, which forces the City to rely on other agencies for water, which is inconsistent with the City's Water Master Plan. Any development served by these facilities therefore exposes residents to unacceptable health and safety risks.

Consequently, except in Planning Area 2, no Certificate(s) of Occupancy shall be issued for any dwelling unit(s) constructed in conjunction with a final tract or parcel map approved pursuant to the Hilltop Area Specific Plan until completion of the following water system improvements:

- a. Hilltop Reservoir, and Booster Station with telemetry system.
- b. Zone I Transmission mains for creation of Zone II: 12-inch on Willow from Walnut to Gundry; 12-inch on Gundry from Willow to Burnett (1800'), including cutting and capping of existing mains to create the new system.
- c. Zone II distribution main: 12-inch from Skyline to Combella and Junipero (1200').
- d. Zone III to Zone II Pressure Reducing Station, in Skyline and installation of Zone II pressure reducing valves in the existing Pressure Reducing Station.

Other Water System Master Plan improvements shall be constructed in accord with the City's Capital Improvement Program.

Notwithstanding the foregoing, if Developer demonstrates to the City's satisfaction that interim water improvements or use of temporary facilities is possible to meet the water service requirements and fire flow pressure demands for any given phase of the proposed development, without the immediate necessity for the construction of the water system improvements listed above, the City shall permit the Developer to proceed with such phase or phases of development prior to completion of such permanent water improvements, subject to all of the following conditions:

- (1) Developer shall submit, at its sole expense, engineering drawings, information, and data for the approval of the City Engineer, indicating all specifications for interim water improvements or temporary facilities which will be adequate to meet all water service and fire flow needs of the proposed phase or phases;
- (2) Developer shall construct, at its sole expense, all such improvements or facilities as approved by the City Engineer;
- (3) Developer shall, at its sole expense, remove or dedicate all such improvements or facilities, as may be requested by the City, at the City's sole and absolute discretion upon construction of the permanent water improvements;

- (4) Prior to the issuance of any building permits for the development phase, Developer shall enter into a reimbursement agreement with the City, pursuant to the provisions of Title 18 of the Municipal Code and State Law specifying a date by which the permanent water system improvements will be completed, including provisions for developer financing of all such improvements, and reimbursement for same; and
- (5) Notwithstanding the foregoing, the City may issue building permits or certificates of occupancy for a model home complex prior to the completion of interim water system improvements or a reimbursement agreement.

XV. RELATIONSHIP TO THE GENERAL PLAN

The Hilltop Area Specific Plan is an implementing document for a portion of the General Plan of the City of Signal Hill. As such, and in accord with the requirements of State law for specific plans, it is important that a clear and direct relationship exist between the City's General Plan and this Specific Plan.

The General Plan of the City of Signal Hill establishes a series of policies to guide future development within the City. These policies are organized into a number of General Plan Elements that apply to particular subject areas.

LAND USE ELEMENT

Residential Densities

Planning Area 1	General Plan Density	- 15-21 dwellings/acre
	Specific Plan Density	- 15.6 dwellings/acre*
Planning Area 2	General Plan Density	- 5-10 dwellings/acre
	Specific Plan Density	- 10 dwellings/acre*
Planning Area 3	General Plan Density	- 1-5 dwellings/acre
	Specific Plan Density	- 3.8 dwellings/acre*
Planning Area 4	General Plan Density	- 5-10 dwellings/acre
	Specific Plan Density	- 8.3 dwellings/acre*

Goals, objectives, and implementation measures set forth in the Hilltop Area Specific Plan relate to and are consistent with the following policies of the Signal Hill General Plan:

Land Use Element Policies 1.1, 1.2, 1.3, 1.4, 1.5, 1.17, 1.19, 1.21, 2.1, 2.4, 2.5, 2.6, 2.7, 2.8, 2.10, 3.1, 3.7, 3.11, 3.12, 3.13, 3.14, 3.15, 3.17, 3.19, 3.20, 4.1, 4.2, 4.4

Housing Element Policies 1.1, 1.2, 1.3, 1.4, 3.1, 4.1, 5.2

Circulation and Infrastructure Element Policies 1.5, 1.6, 1.7, 1.8, 1.10, 1.11, 2.1, 2.2, 3.3

Environmental Resources Element Policies 1.1, 1.2, 1.4, 3.1, 3.2, 3.3, 4.1, 4.3, 4.4, 6.1

Safety Element Policy 1.3.

Noise Element Policies 1, 3.

* Includes potential density bonus units for affordable housing.

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